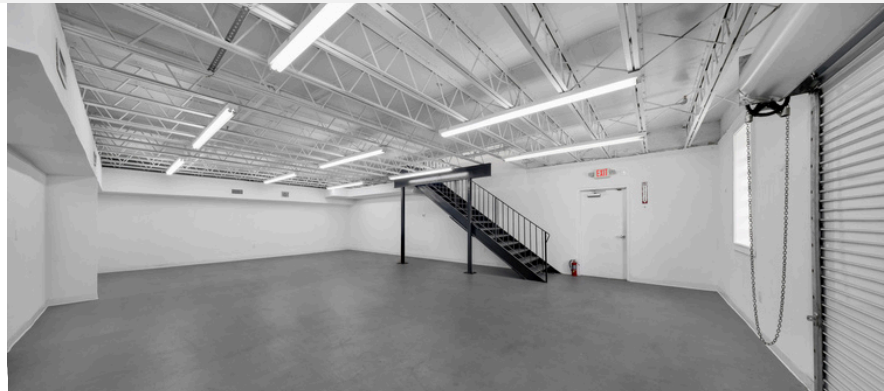




## 2901 NW 34 ST, MIAMI, FL 33142

### WEST ALLAPATTAH PRIME FLEX WAREHOUSE, CLIMATE CONTROLLED

High End Warehouse/Flex/Creative Spaces for Lease in Allapattah. 33,000sf space divisible to ranges from 5,000sf to full 33,000sf, with many alternatives and flexibility in between. These spaces have been beautifully and extensively renovated, making them suitable for traditional warehouse uses but also creative uses such as galleries, studios, high-end offices, climate-controlled storage, and more. This freestanding multi-bay warehouse offers unmatched functionality with modern upgrades, ample power, and prime accessibility — the perfect foundation to scale your business. Site has 16' clear ceilings, 7 overhead doors, 2,000+ AMPS, over 25 parking spaces, and many more benefits. Site is in Allapattah, an industrial neighborhood in transition that already houses four world renowned museums, several galleries and other creative class uses, all superimposed on the historic blue collar entrepreneurial industrial neighborhood. Site also has great accesabiltiy to downtown, Brickell, the beaches, civic center and the airport.



## LEASE: \$25.00/ SF

### PROPERTY HIGHLIGHTS

- Total Building Size: ±31,000 SF (divisible ±12,000–31,000 SF)
- Lot Size: ±38,000 SF industrial land
- Creative Office Space: ±12,000 SF available
- Warehouse Space: ±5,000–8,800 SF
- Loading Access: 7 doors for efficient operations
- Ceiling Height: 16' clear
- Power: 2,000+ AMPS
- Access: Multi-bay layout with front visitor/staff entry & 14' side access for large deliveries)
- Parking: 25 spaces
- Zoning: IU-1 Industrial



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