



3141 NW 40TH ST MIAMI, FL 33142

For Sale Owner operator/ Investment opportunity 7,875 sf free standing Warehouse in West Allapattah. This extremely well-built warehouse offers a long list of benefits to a prospective tenant such as 20-22' high ceilings for ample volume of storage, 2 oversized grade level doors for easy loading and unloading, CBS construction. The property is in excellent condition, suggesting it has been well-maintained and is ready for immediate use without significant repairs or renovations.. This site is in Allapattah, a stone throw from Miami Airport, and with 15 minute accessibility to Brickell, Downtown, Wynwood, , Seaport, Gables, and more. Warehouse is overlooking the SR112 Expressway, a major thoroughfare with 100,000 + vehicle daily count ,offering excellent visibility and ease of access. The property provides great utility today for all sorts of industrial uses with great logistical benefits for being located in West Allapattah.

PRICE: \$2,560,000

Building Size: 7,875SqFt

Lot Size: 9,826 Sq Ft

Zoning: IU-1



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