

Significant Price  
Reduction

For Sale

21,018 SF  
Refrigerated  
Warehouse



NW 23rd Street

Railroad

NW 22nd Avenue

## 2200 NW 23 Street

Miami, Florida 33142

**New Asking Price: \$2,650,000**

### Property Details

- Building Size: 21,018 SF
- Lot Size: 37,810 SF
- Acres: 0.87
- Lot Coverage: 56%
- Total Bays: 8
- Occupancy: Vacant
- Year Built: 1949
- Ceiling Height: 13'0" - 31'0" Feet
- Zoning: D-1, Miami 21, City of Miami, Florida

### Location Highlights

- Direct rail access
- Signalized intersection
- Direct egress and ingress on NW 23 Street and NW 22 Court
- Close proximity to Miami International Airport; Port Miami; I-95; Miami River; Health District; Brickell and Downtown.

### Executive Summary

2200 NW 23 Street is a 21,018 square foot free-standing, refrigerated warehouse, built in 1949, situated on a 37,810 SF fenced, gated lot in Allapattah, Florida. The facility, formerly a cold storage and produce distribution center, features eight dock high, rear loading doors, three phase power, a back-up generator, sprinklers and a ceiling height between 13'0" and 31'0".

Currently vacant, the available space consists of cold storage, frozen storage, dry production storage, office space, cold loading dock space, and truck parking with a staging area.

**Property Tour:** To view the facility, please contact the individuals below for an appointment.

**Offer Deadline:** Thursday, August 31, 2017 at 5:00 PM (EDT)

**NAIMiami**

For more information:

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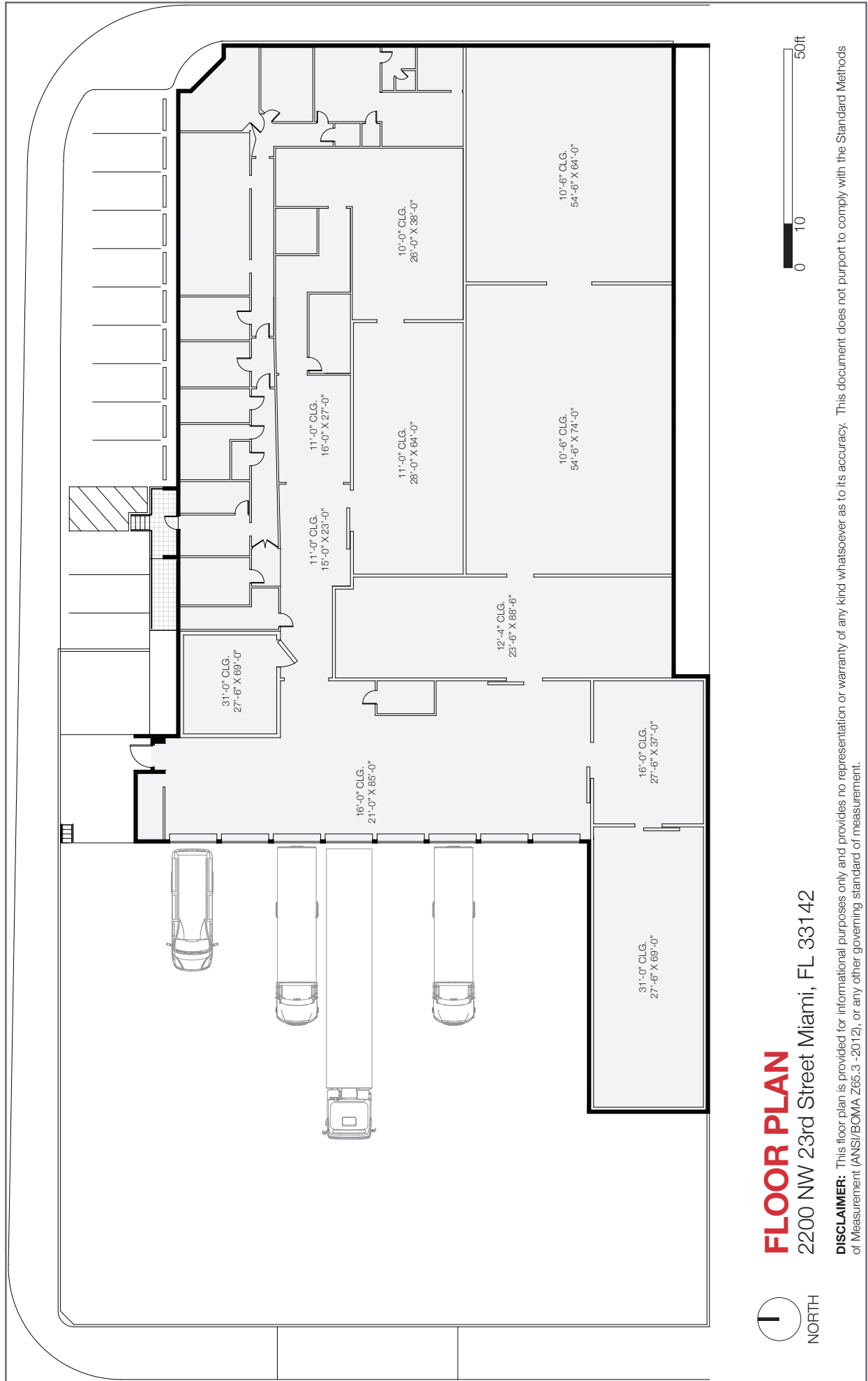
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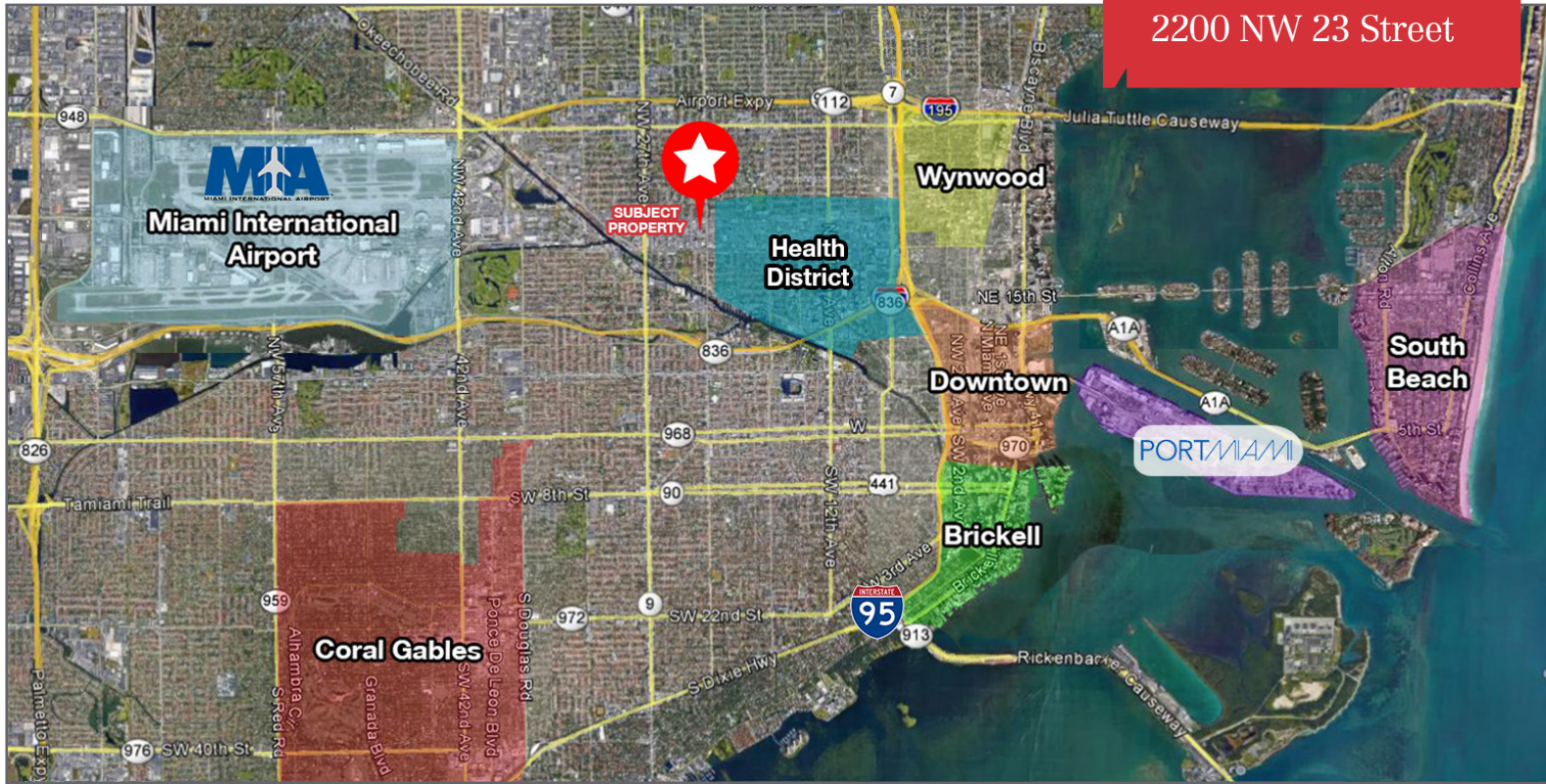








For Sale  
2200 NW 23 Street



## Location Features

The property is centrally located in close proximity to major highways, the Miami International Airport (MIA), Port Miami, the Health District and the Miami River. Additionally, it is located strategically along a railroad line with direct rail access and the potential of a spur installation on-site. The Subject Property is Zoned D-1, Miami 21, permitting various industrial uses, making it well suited for owner-user occupancy or redevelopment.

## Driving Distance to:

METRORAIL SANTA CLARA STATION	1.5 miles
INTERSTATE 95	2.5 miles
STATE ROAD 836	5.1 miles
TRI-RAIL TRANSFER STATION	5.1 miles
PORT MIAMI	5.9 miles
MIAMI INTERNATIONAL AIRPORT	8.9 miles
FORT LAUDERDALE AIRPORT	26.0 miles

For more information:

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## Neighborhood Features

In recent years, Allapattah has received significant attention from investors and developers alike, as one of Miami's fastest growing neighborhoods due to its excellent location, zoning regulations and affordability. The Allapattah neighborhood is approximately five-square-miles bordered by SR 112 to the north, I-95 and NW 27th Ave to the east and west, and the Miami River/SR-836 to the south. It is located just east of Miami's hottest markets, Wynwood and the Design District, and ideally positioned near the Miami International Airport, public transit systems, and major highways and waterways. With limited available land in Downtown Miami, Brickell, and other areas East of I-95, development opportunities are rapidly expanding westward into Allapattah. Favorable development conditions, defined in the Miami 21 Zoning Code, have increased demand for properties with high intensity/high density zoning, driving real estate prices even higher. Additionally, similar to the early strategy of Wynwood pioneers, many investors have been buying and renovating warehouse and industrial space.

With the expansion of Wynwood and the scarcity of affordable land, Allapattah has seen a surge of growth and commercial investment, driving economic opportunity and revitalization in the area. The evolution of the Allapattah neighborhood is expected to accelerate, as the astute investor recognizes the start of this market transformation and wants to capitalize in its early stages prior to the market prices taking off.

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