



FOR LEASE

INDUSTRIAL YARDS RARELY
REACH THIS MARKET

ALLAPATTAH | MIAMI, FL 33142

1255 NW 22 ST

OPEN LOT | TRUCK & TRAILER STAGING

\$7/SF

LEASE RATE / TYPE

±14,688 SF

LEASE SPACE

±0.34 AC

LOT SIZE

D2

ZONING



LOCATION ADVANTAGES

- I-95 and I-195 on-ramps within minutes of the gate
- Downtown, Wynwood and the Health District inside a 10-minute drive
- Rail-adjacent corridor with a direct run to Miami Int'l Airport

FAUSTO COMMERCIAL PRESENTS

Outdoor storage rents have climbed 123% nationally since 2020, more than double the 58% posted by bulk warehouse over the same stretch — and it is the one industrial tier new construction cannot replace, because municipal zoning rarely permits it. Miami-Dade industrial as a whole runs 6.8% vacancy at \$16.84/SF average asking, with 540,000 SF absorbed in Q1 2026, leaving operators little slack to work with. Suited to fleet staging, trailer drops, contractor operations, equipment yards and last-mile distribution.

PROPERTY HIGHLIGHTS

- No building and no columns — the full lot is usable area
- Gross lease structure — ownership carries the operating costs
- Delivered as an open, ready-to-occupy yard — no buildout required

EXCLUSIVELY LISTED BY



Rey Moya
Commercial Real Estate Advisor
+1 786.970.0851
rm@faustocommercial.com



All information is deemed reliable but not guaranteed. Buyers are advised to independently verify all information.