FOR SALE

1835 NW 21st TERRACE,
MIAMI, FL 33142

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CENTRAL COMMERCIAL
REAL ESTATE

EXECUTIVE SUMMARY

$2,144,000	±5,360 SF	±7,085 SF	18'6"
PRICE	BUILDING	LOT SIZE	CEILING HEIGHT

KEY FEATURES:

- Clear Span
- Twin-T Construction
- Mechanized Overhead Door
- Fully Air-conditioned
- Gated Parking
- Infill Distribution
- Proximate to the Health District and Wynwood

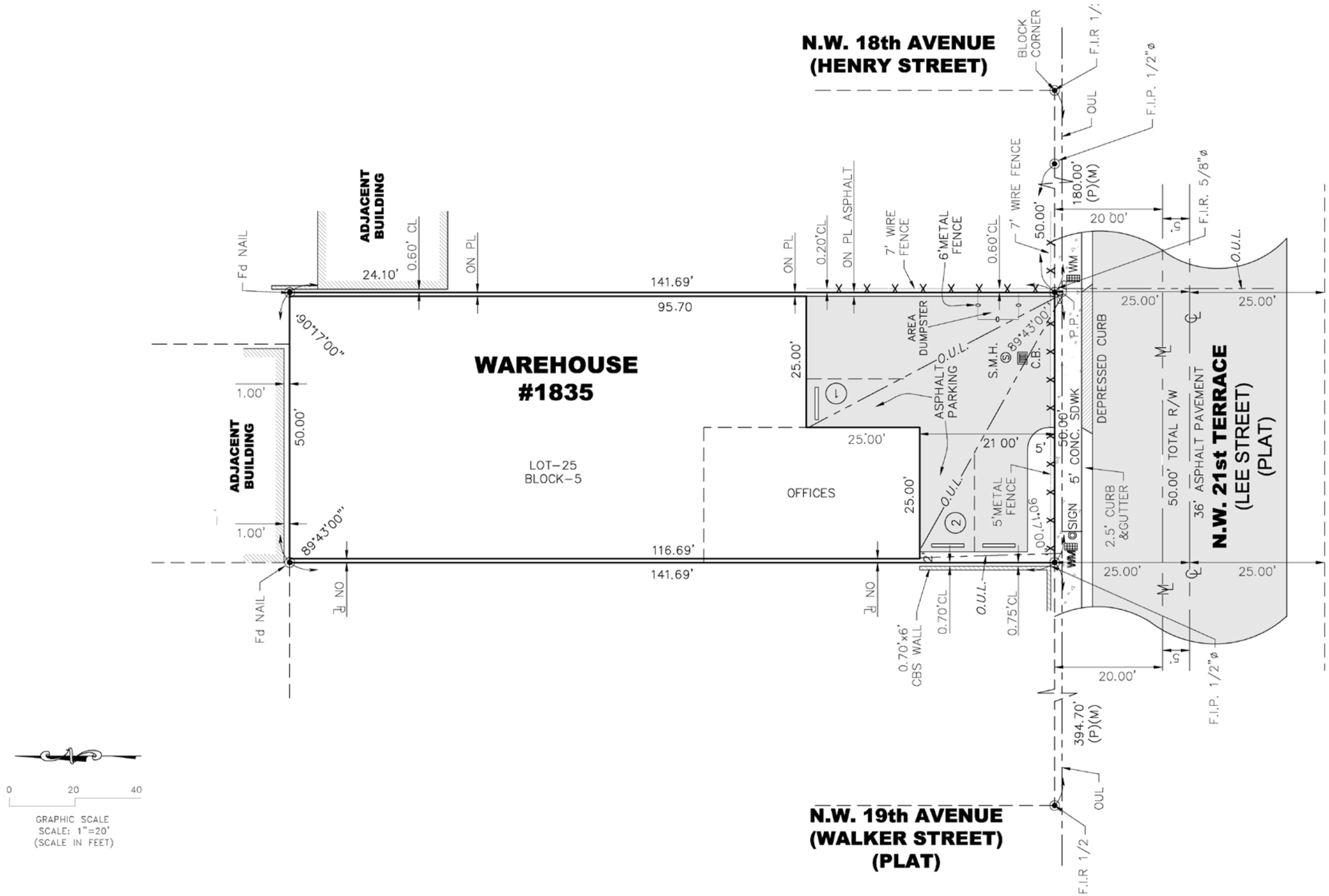
Central Commercial Real Estate exclusively offers for sale 1835 NW 21st Terrace, a freestanding ±5,360 SF industrial building on a ±7,085 SF parcel in Miami's centrally located Allapattah submarket. The property will be delivered vacant at closing.

The fully air-conditioned warehouse features a clear-span interior with an 18'6" clear height, twin-T concrete construction, and one 12'3" W × 14'4" H at-grade loading door. D2 Industrial zoning provides flexibility for a wide range of industrial and commercial uses.

Strategically positioned within Miami's urban core, the property offers exceptional connectivity to Miami International Airport, PortMiami, the UM/Jackson Health District, Wynwood, and the region's primary transportation corridors, including SR 836, SR 112, I-95, and NW 27th Avenue. The Santa Clara Metrorail Station is approximately 0.8 miles away, positioning the property for infill distribution, urban logistics, service-oriented industrial uses, and adaptive reuse opportunities.

Situated within the recently established Allapattah Community Redevelopment Agency (CRA), the property benefits from a long-term framework supporting public investment in infrastructure, economic development, and continued neighborhood revitalization.

SURVEY



N.W. 18th AVENUE
(HENRY STREET)
N.W. 19th AVENUE
(WALKER STREET)
(PLAT)
N.W. 21st TERRACE
(LEE STREET)
(PLAT)
WAREHOUSE
#1835
LOT-25
BLOCK-5
OFFICES
ADJACENT BUILDING
ADJACENT BUILDING
141.69'
95.70
116.69'
141.69'
50.00'
25.00'
25.00'
24.10'
1.00'
1.00'
ASPHALT PARKING
AREA DUMPSTER
DEPRESSED CURB
50.00' TOTAL R/W
36' ASPHALT PAVEMENT
2.5' CURB &GUTTER
5' CONC. SDWK
180.00' (P)(M)
394.70' (P)(M)
20.00'
GRAPHIC SCALE
SCALE: 1"=20'
(SCALE IN FEET)

EAST AERIAL

PUBLIC INVESTMENT

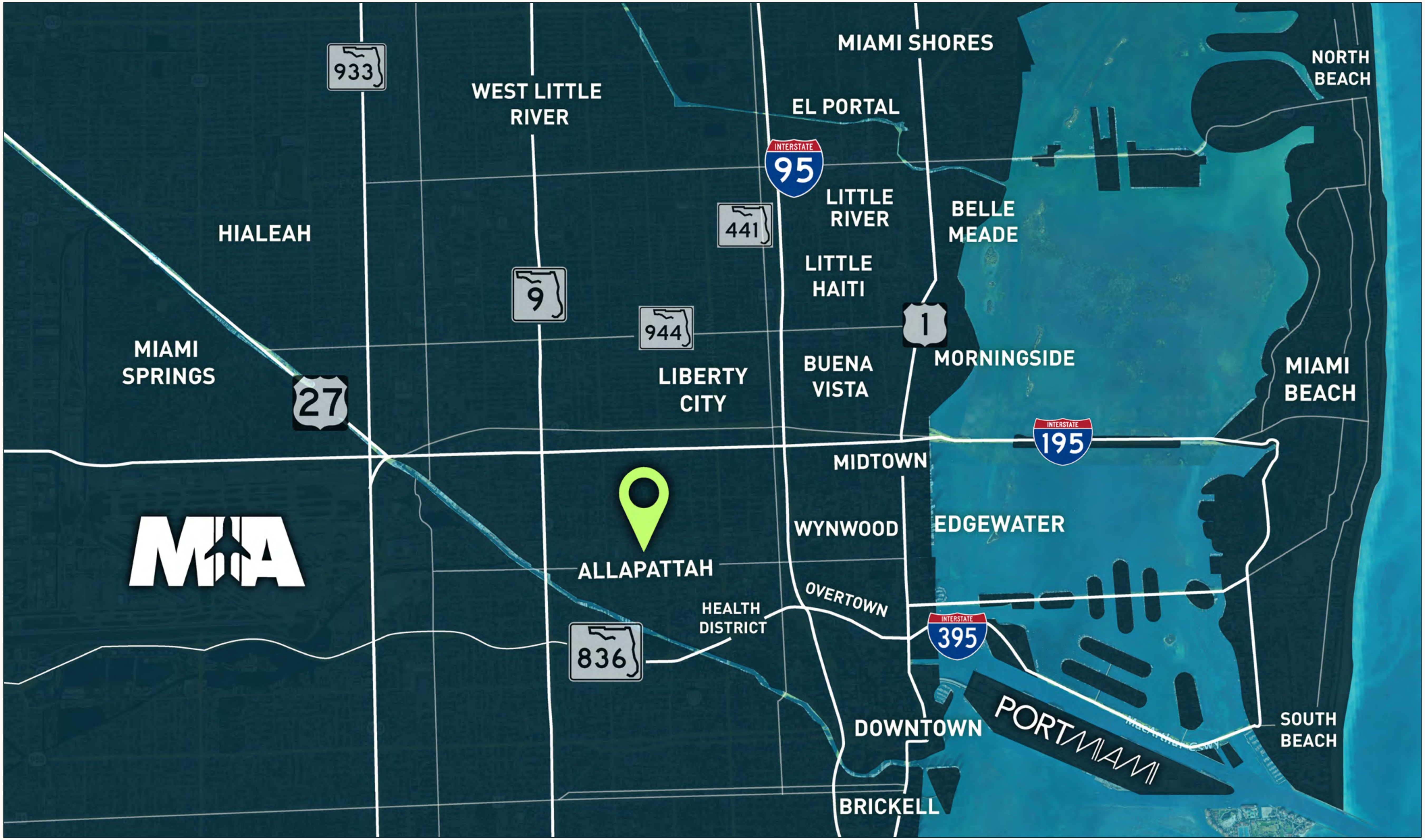
The Real Deal
July 2026

Allapattah CRA adopts $243 million spending plan

$90 million for infrastructure and $75 million for affordable housing. The plan names NW 20th Street a commercial growth corridor and lists NW 17th Ave as another area targeted for investment; tax increment financing is projected at roughly $800 million over 30 years.

READ →

LOCATION CONTEXT



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