



1724 NW 22nd St

1724 NW 22nd St, Miami, FL 33142



Agustin Palazzo

PX Equities LLC

260 Crandon Blvd, Suite 53, Key Biscayne, FL 33149

agustin.palazzo@pxequities.com

(786) 618-0858

1724 NW 22nd St

Upon Request

Discover the perfect solution for your business needs in the heart of Miami. This newly remodeled flex space is ideal for last-mile delivery, warehousing, office, and storage purposes, offering unmatched...

- **Elevated Ceilings:** Maximize your storage capacity with expansive vertical space.
- **Modern Renovations:** Enjoy the benefits of brand new, state-of-the-art facilities designed for optimal functionality.
- **Flexible Unit:** 7 individual interconnected units, each ~ 1,150 square feet, available for rent individually or combined to suit your needs
- **Easy Access:** Each unit features a personal door and a ground loading door, ensuring seamless operations for your business.
- **Office & Warehouse Combo:** Small office spaces integrated with ample warehousing capabilities provide the perfect blend for your business operations.
- **Secure Environment:** Gated space offering enhanced security and controlled access for peace of mind.



Rental Rate:	Upon Request
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Property Type:	Industrial
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Property Subtype:	Warehouse
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Rentable Building Area:	8,050 SF
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Year Built:	1973
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Rental Rate Mo:	Upon Request
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1st Floor Ste 1724

Space Available	1,150 SF
Rental Rate	Upon Request
Contiguous Area	5,750 SF
Date Available	Now
Service Type	Modified Gross
Office Size	60 SF
Space Type	Relet
Space Use	Industrial
Lease Term	5 - 10 Years

Lease rate does not include utilities (electricity, water, garbage removal,...) and certain business expenses

1

1st Floor Ste 1726

Space Available	1,150 SF
Rental Rate	Upon Request
Contiguous Area	5,750 SF
Date Available	Now
Service Type	Modified Gross
Office Size	60 SF
Space Type	Relet
Space Use	Industrial
Lease Term	5 - 10 Years

Located in the bustling area of Allapattah, Miami, this newly remodeled (May 2024) flex space is perfect for last-mile delivery, warehousing, office, and storage needs. The property features seven units, offering both small office spaces and ample warehousing options. Gated space providing security and controlled access. Adjacent 7,000SF parking lot available for joint rental with this property, offering further convenience and flexibility for your business operations. Lease rate does not include utilities (electricity, water, garbage removal,...) and certain business expenses

2

1st Floor Ste 1728

Space Available	1,150 SF
Rental Rate	Upon Request
Contiguous Area	5,750 SF
Date Available	Now
Service Type	Modified Gross
Office Size	60 SF
Space Type	Relet
Space Use	Industrial
Lease Term	5 - 10 Years

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3

1st Floor Ste 1730

Space Available	1,150 SF
Rental Rate	Upon Request
Contiguous Area	5,750 SF
Date Available	Now
Service Type	Modified Gross
Office Size	60 SF
Space Type	Relet
Space Use	Industrial
Lease Term	5 - 10 Years

Located in the bustling area of Allapattah, Miami, this newly remodeled (May 2024) flex space is perfect for last-mile delivery, warehousing, office, and storage needs. The property features seven units, offering both small office spaces and ample warehousing options. Gated space providing security and controlled access. Adjacent 7,000SF parking lot available for joint rental with this property, offering further convenience and flexibility for your business operations. Lease rate does not include utilities (electricity, water, garbage removal,...) and certain business expenses

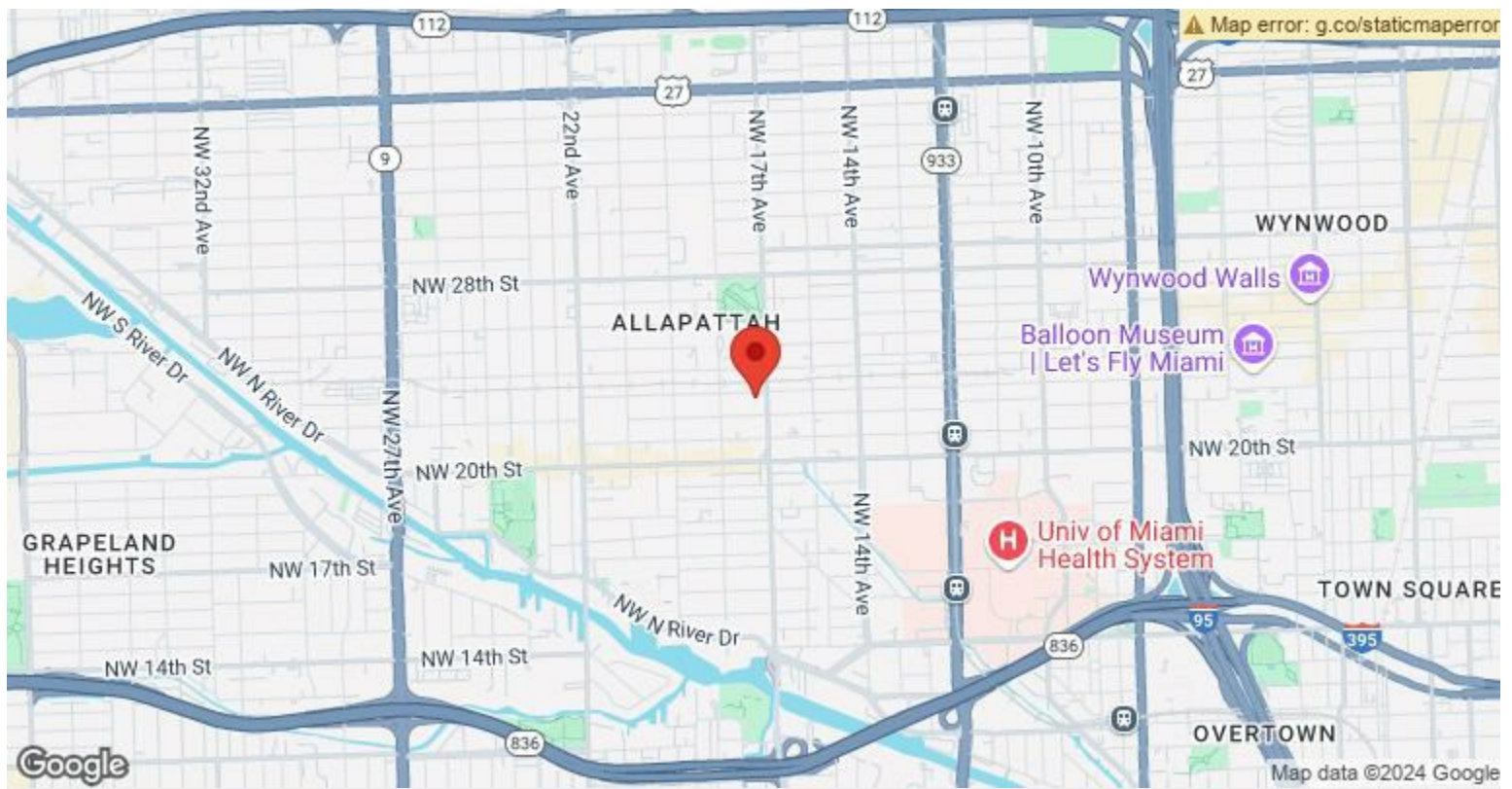
4

1st Floor Ste 1732

Space Available	1,150 SF
Rental Rate	Upon Request
Contiguous Area	5,750 SF
Date Available	Now
Service Type	Modified Gross
Office Size	60 SF
Space Type	Relet
Space Use	Industrial
Lease Term	5 - 10 Years

Located in the bustling area of Allapattah, Miami, this newly remodeled (May 2024) flex space is perfect for last-mile delivery, warehousing, office, and storage needs. The property features seven units, offering both small office spaces and ample warehousing options. Gated space providing security and controlled access. Adjacent 7,000SF parking lot available for joint rental with this property, offering further convenience and flexibility for your business operations. Lease rate does not include utilities (electricity, water, garbage removal,...) and certain business expenses

5



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Discover the perfect solution for your business needs in the heart of Allapattah, Miami. This newly remodeled flex space is ideal for last-mile delivery, warehousing, office, and storage purposes, offering unmatched versatility and convenience. The property features seven units, each approximately 1,150 square feet, offering both small office spaces and ample warehousing options.

Why Choose This Property? Seize the opportunity to establish your business in a prime location with top-notch facilities. This versatile flex space is designed to adapt to your evolving business needs, offering a strategic advantage in the competitive Miami market.

Contact us today to schedule a tour and secure this exceptional property for your business. Don't miss out on this unique opportunity to enhance your operations and achieve your business goals.

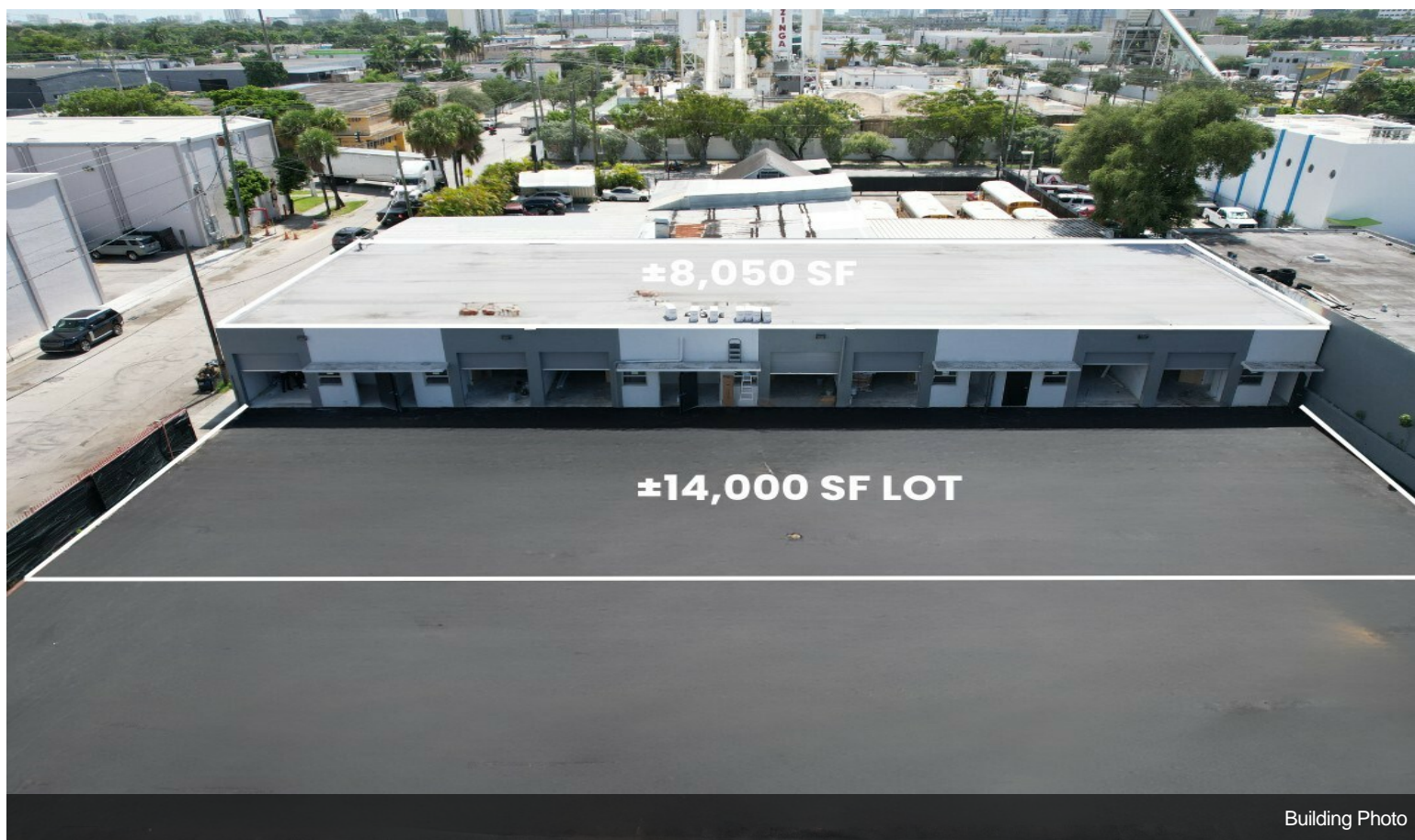
Additional Benefits:

- **Ample Parking:** Sufficient parking available to accommodate multiple tenants and visitors, ensuring hassle-free accessibility.
- **Adjacent Parking Lot:** An expansive 7,000-square-foot parking lot available for joint rental, providing additional convenience and flexibility for your logistics and operations.
- **Prime Location:** Situated in the thriving neighborhood of Allapattah, this property offers excellent connectivity to major highways, ports, and business hubs, making it a strategic choice for your business.
- **Versatile Uses:** Whether you're in e-commerce, logistics, distribution, or looking for a mixed-use space, this property caters to a wide range of business needs.

Property Photos



Aerial



Building Photo

Property Photos



Aerial