

FOR LEASE

ALLAPATTAH INDUSTRIAL

±7,200–14,400 SF

829–833 NW 21st St, Miami, FL 33127

ARI DISPENZA

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EXECUTIVE SUMMARY

<p>14,400 SF Available Divisible from 7,200 SF</p>	<p>\$18 /SF/YR Asking Rate NNN</p>	<p>12-13' Ceiling Height Clear</p>	<p>D-2 Zoning Industrial</p>
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01 THE OFFER

RATE	\$18.00 / SF / YR
AVAILABLE	±7,200 – 14,400 SF Divisible
TERM	Negotiable
CONDITION	Shell Space A/C Office

02 INFRASTRUCTURE

SPRINKLERS	Wet System
POWER	200-600 amps, 220V
LOADING	3 Low Dock Loading Positions 9' x 10' Roll-Up

03 THE SITE

CLEAR HEIGHT	12-13'
PARKING	16 Spaces
ADJACENT LOT	52 Additional Spaces (Optional)

04 CONNECTIVITY

WYNWOOD	1mi
JACKSON HEALTH	1mi
MIDTOWN/DESIGN DISTRICT	2.4mi
PORT MIAMI/DOWNTOWN	3.8mi
MIA CARGO CENTER	7.6mi

FRONT ELEVATION



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SOUTH AERIAL

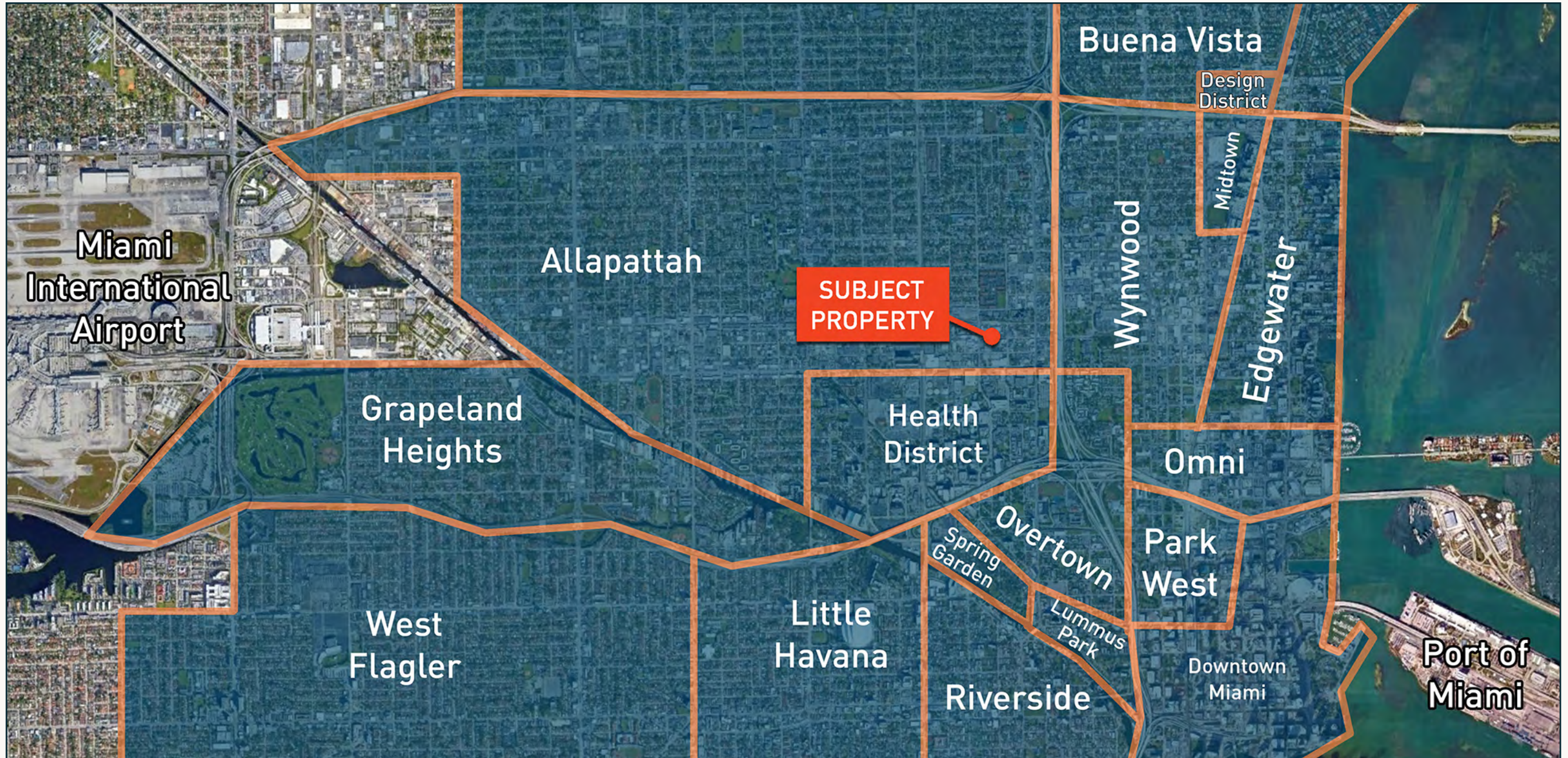


Additional Parking Available
Up to 50 Spaces

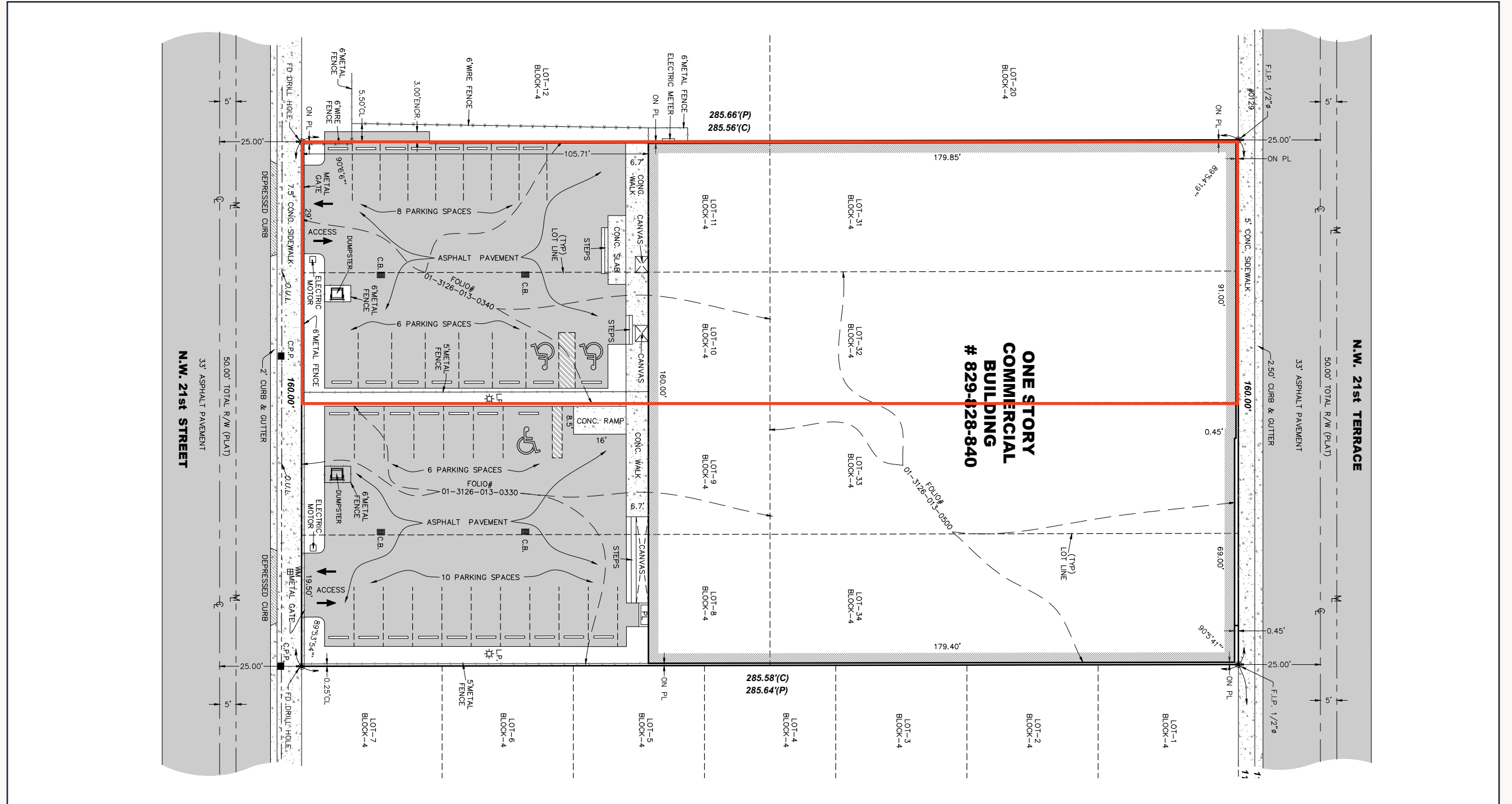
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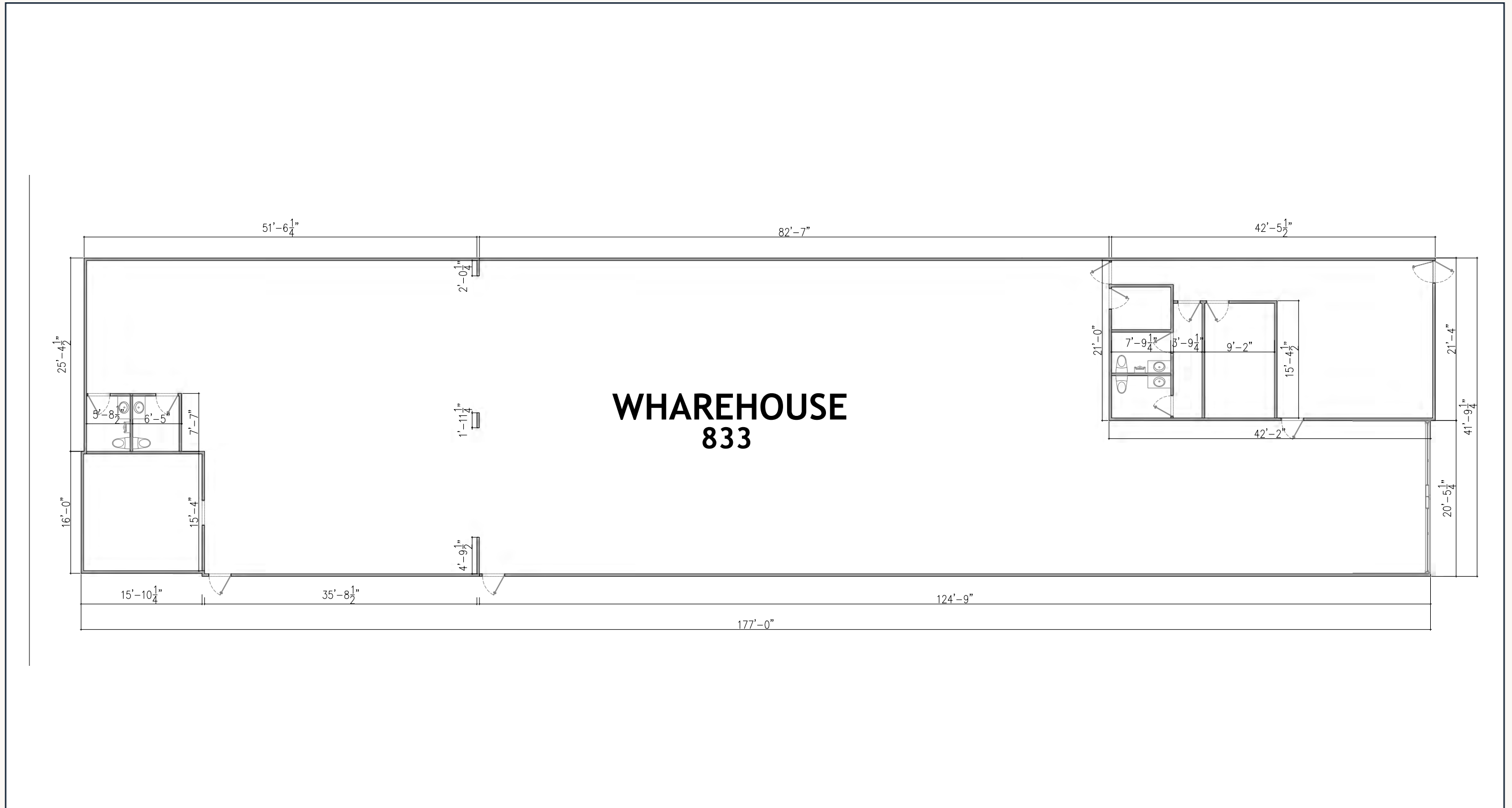
NEIGHBORHOOD CONTEXT



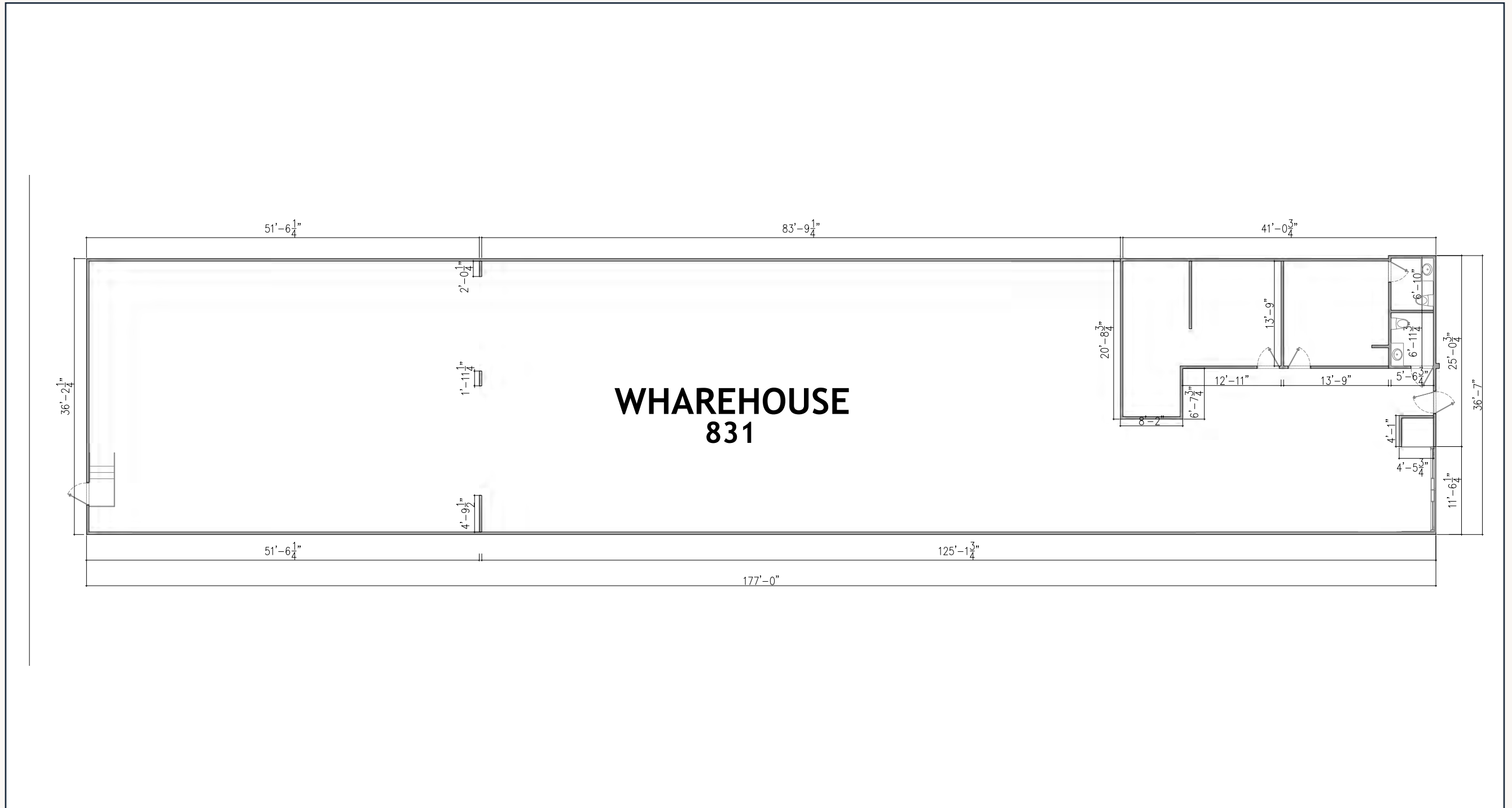
SURVEY



BAY 1



BAY 2



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