



ALLAPATTAH

USDA FOOD PLANT



PROPERTY SUMMARY

	BUILDING SIZE:	16,610 SF ±
	TOTAL LOT SIZE:	22,880 SF ±
	SALES PRICE:	Call Agent
	ZONING:	D2

Property Highlights

FEATURE HIGHLIGHTS

- Prime Allapattah–Health District location surrounded by major residential and institutional growth.
- ±3 Three single-story structures totaling 16,610 SF +/- on an expansive 22,880 SF +/- of land, offering ample yard and on-site parking area
- Immediate rental income.
- Rare opportunity in an undersupplied corridor, minutes from Downtown Miami, SR-836, and Jackson Memorial Hospital.



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INVESTMENT HIGHLIGHTS



- Certified USDA Food Manufacturing Plant - with Active Certificate of Use for Wholesale/Manufactured Food Establishment and Storage.
- Unbeatable Allapattah Location: Situated in one of Miami's most rapidly appreciating neighborhoods, positioned as a growing hotspot for discerning investors.
- Attractive Upside: Immediate proximity to world-renowned Wynwood ensures sustained growth, making this a future-proof investment in Miami's burgeoning urban core.

KEY INFRASTRUCTURE



- Certified and Permitted: 40 Year Certification completed for all (3) three folios.
- Essential Grease Trap Capacity: 950 gallons per DERM.
- State-of-the-Art Refrigeration/Processing.
- Exceptional Visibility & Zoning: 2 Corner Lots with High visibility on 10th Avenue on the newly forming Art Corridor of Allapattah
- Flexible Commercial Configurations: Ideal for long-term rental income or phased redevelopment to capitalize on market growth.

INTERIOR PHOTOS



**USDA
FOOD GRADE
MANUFACTURING
KITCHEN**

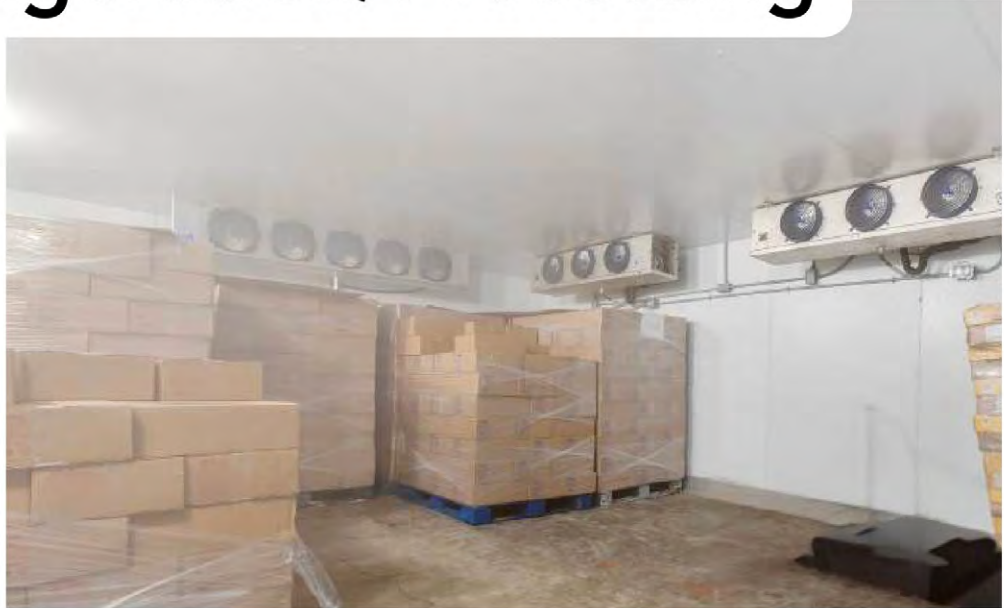


**BUILT FOR
SPECIALIZED FOOD
PROCESSING
OPERATIONS**

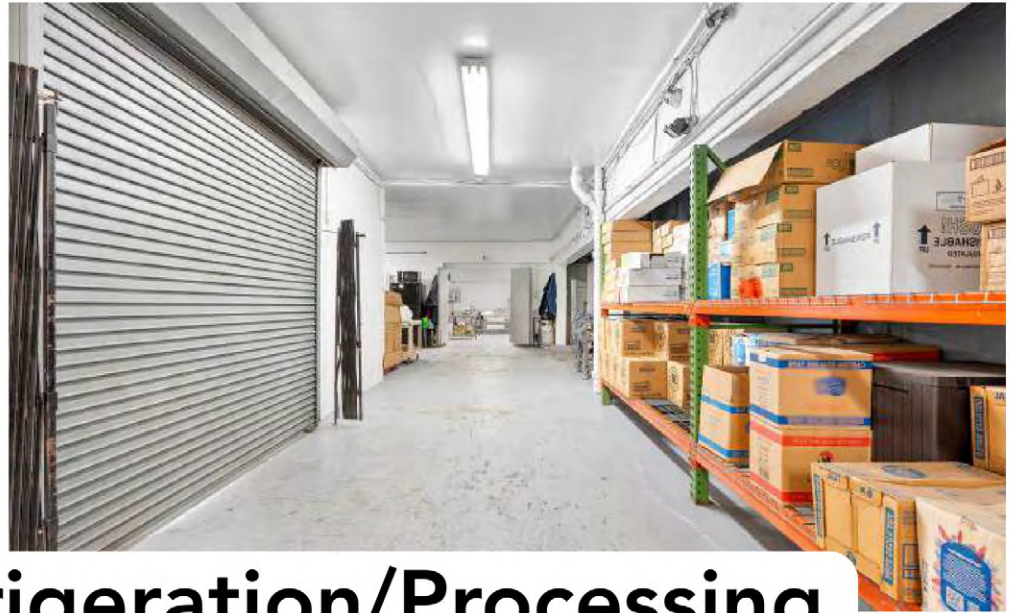
INTERIOR PHOTOS



Industrial-Grade Refrigeration/Processing



INTERIOR PHOTOS



Industrial-Grade Refrigeration/Processing

(continued)



INTERIOR PHOTOS



INTERIOR PHOTOS



Dedicated Reception, Office, & Employee Area

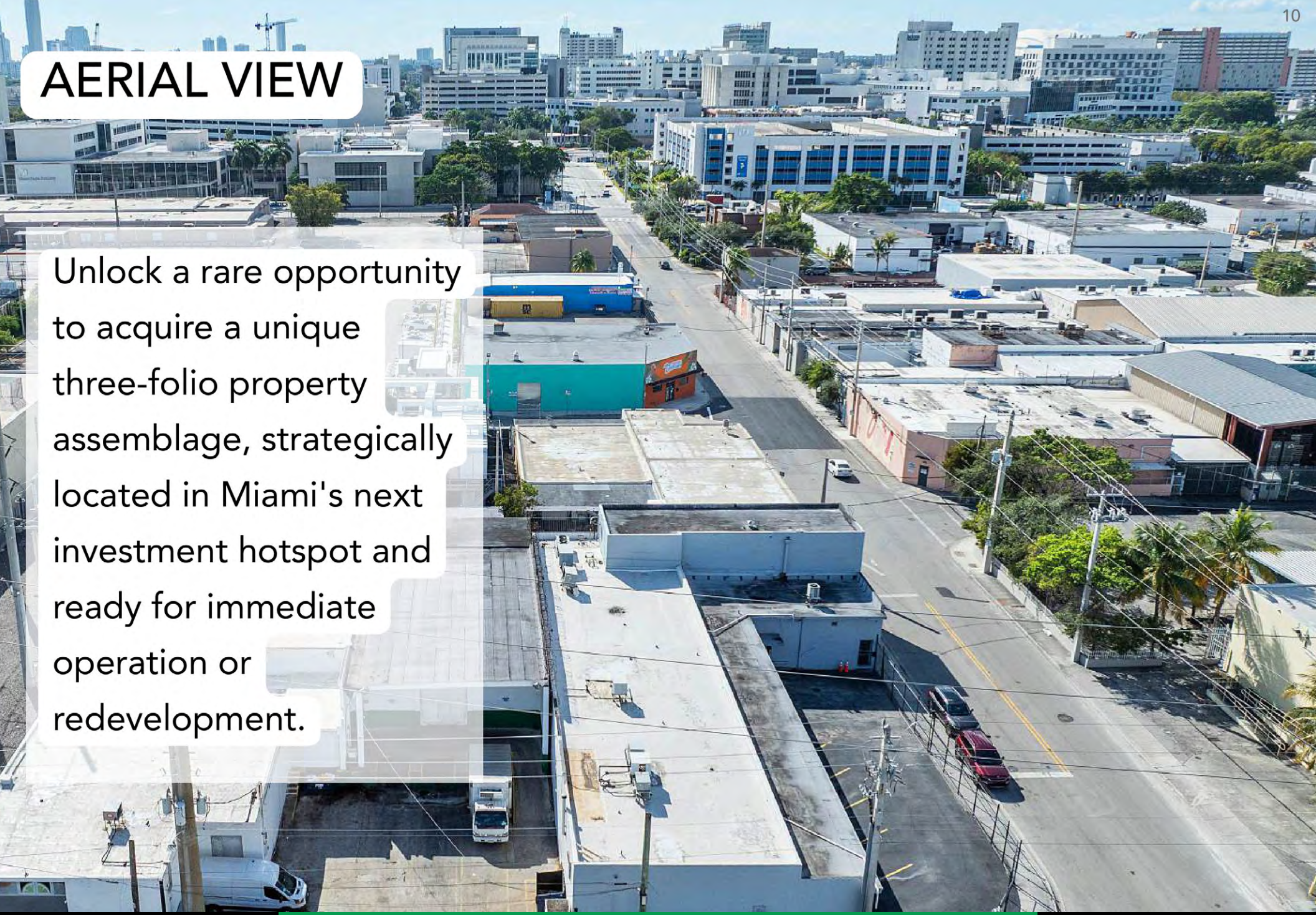


INTERIOR PHOTOS



AERIAL VIEW

Unlock a rare opportunity to acquire a unique three-folio property assemblage, strategically located in Miami's next investment hotspot and ready for immediate operation or redevelopment.





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