



# THE POINT ALLAPATTAH, FL

**FOR SALE**  
± 40,570 SF VACANT LAND

**INHOUSE**  
COMMERCIAL SALES

# PROPERTY OVERVIEW

The subject property is a vacant land parcel situated within the Allapattah submarket of Miami, a well established and supply-constrained industrial market benefiting from proximity to Wynwood, Midtown, the Miami Design District, Miami International Airport and Hospital/Civic District, and major transportation arteries.

The site is zoned D2 – Industrial, allowing for a broad range of industrial uses including warehousing, light manufacturing, storage, and flex industrial applications, parking, retail, office and more. The parcel’s triangular configuration and access from different points distinguishes it from more conventional rectangular industrial lots and will appeal to users and investors seeking functional outdoor storage, yard space. The surrounding area continues to experience sustained demand driven by limited land availability, rising replacement costs, and the ongoing migration of users seeking centrally located sites within and near the Miami Urban Core.

**PRICE** \$5,500,000

**LOT SIZE** ± 40,570 SF

**FOLIO** 01-3126-053-0130

**ZONING** D2 Miami 21

- Liberal D2 Zoning which includes industrial, office, retail
- Strategic location near new developments and museums
- Along 10th Avenue through corridor
- Previously used as parking and storage



**WEST VIEW**



**EAST VIEW**



**SOUTH VIEW**



**NORTH VIEW**





# NEIGHBORING DEVELOPMENT



DEVELOPMENT SOUTH FLORIDA

## Lissette Calderon, Rubell family, Lion Development join forces on Allapattah apartments

330-unit project is first in three-phase development in Miami



Lissette Calderon of Neology Group with Lion Development Group's Michael and Ron Simkins and 1000 Northwest 23rd Street in Miami's Allapattah (Real Estate Impact Conference, Lion Development, Google Maps)

Lissette Calderon, the Rubell real estate and art family, and Lion Development Group are partnering on a three-phase residential project in Miami's Allapattah neighborhood, *The Real Deal* has learned.

The trio plans part I of the project as a 21-story, 330-unit rental highrise with 10,000 square feet of ground-floor retail at 1000 Northwest 23rd Street, according to the developers' news release. Construction of the building is expected to begin in the first quarter of 2027, and completion is expected in the first half of 2029.



# ALLAPATTAH

- Allapattah is a centrally located Miami neighborhood with close proximity to Wynwood, the Miami Design District, Downtown Miami, Midtown, and Miami International Airport.
- Once primarily industrial, Allapattah is rapidly transforming into one of Miami's emerging creative districts, attracting artists, entrepreneurs, and developers drawn to its large-format spaces and strategic location.
- The neighborhood offers convenient access to major roadways and public parks, including Juan Pablo Duarte Park, which features sports fields, basketball courts, walking paths, and community recreation areas.
- Allapattah is also directly adjacent to the Miami Health District, home to world-class medical institutions including Jackson Memorial Hospital and the University of Miami Miller School of Medicine, making it a critical hub for healthcare, research, and employment within the city.

## NEIGHBORS INCLUDE



RUBELL MUSEUM





**JORDAN GIMELSTEIN**  
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FOR MORE INFORMATION, PLEASE CALL

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