

2,100 SF WAREHOUSE

FOR LEASE

JESSE COX

305.807.9614

jcox@madduxco.com

MADDUX & COMPANY

305.264.9661

\$3,500 / MONTH

ALLAPATTAH ARTS DISTRICT



2331 NW 8th AVE

2331 NW 8TH AVENUE — ALLAPATTAH

Where Miami's collectors keep their best pieces. Set in the heart of Allapattah's gallery district, this raw, high-ceilinged warehouse is a blank canvas — built to showcase fine art or house a serious car collection, with the clean lines and oversized access both demand.

JESSE COX

305.807.9614

jcox@madduxco.com

MADDUX AND COMPANY

4950 SW 72nd Ave,

Suite 118

Miami, FL 33155

305.264.9661

www.madduxco.com

CONFIDENTIALITY DISCLAIMER

This Offering Memorandum has been prepared by Maddux and Company for informational purposes only and does not constitute an offer to sell or a solicitation to purchase any securities or assets. The information contained herein is confidential and is provided solely for the exclusive use of the recipient. By accepting this document, the recipient agrees to maintain the confidentiality of this information and not to disclose it to any third parties without prior written consent from Maddux and Company.

All information contained in this Offering Memorandum has been obtained from sources deemed reliable, but Maddux and Company makes no representations or warranties as to the accuracy or completeness of the information. Any financial projections or forward-looking statements included herein are estimates and do not guarantee future performance.

A BLANK CANVAS IN MIAMI'S MOST COLLECTED NEIGHBORHOOD



2,100 SF Warehouse | For Lease

Allapattah has become Miami's gallery district – and this space puts you in the middle of it. Clean, column-free volume, high ceilings, and oversized access make it equally suited to hanging a show or parking a collection.

THE SPACE

2,100 SF open warehouse floor plan

High clearance for large-scale art, lifts, or multi-car storage

Wide bay/drive-in access for easy load-in of vehicles, crates, or installations

Concrete floor built for showroom polish or industrial use

Blank-slate interior – ready for gallery lighting, epoxy floors, glass walls, or a private collector's build-out

THE LOCATION

Steps from the galleries, studios, and project spaces that have made Allapattah a destination for collectors and curators – and minutes from Wynwood, the Design District, and I-95/836 for easy access. Discreet, low-key streetscape with none of the foot traffic of a retail corridor – privacy for a private garage, visibility for gallery nights.

IDEAL FOR: Private art gallery or exhibition space

Artist studio / project space

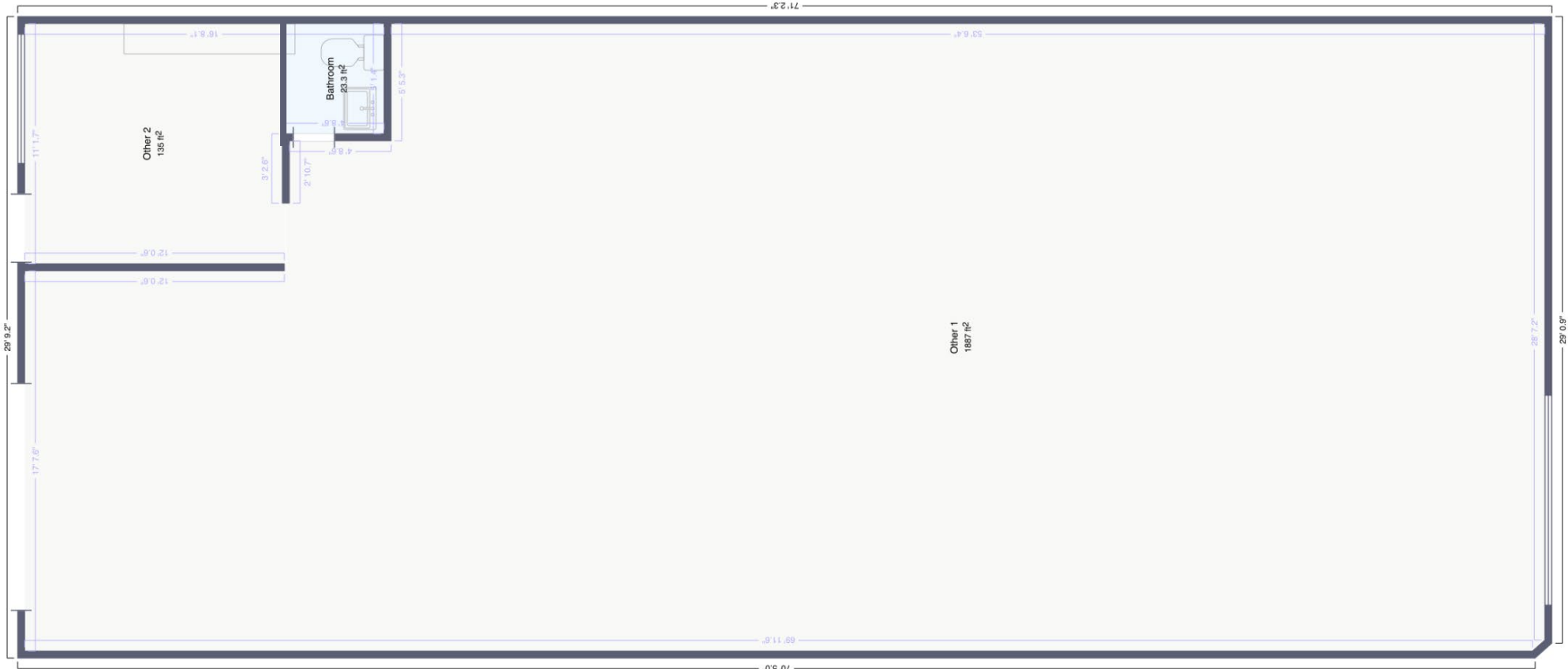
Private car collection, showroom, or detailing garage

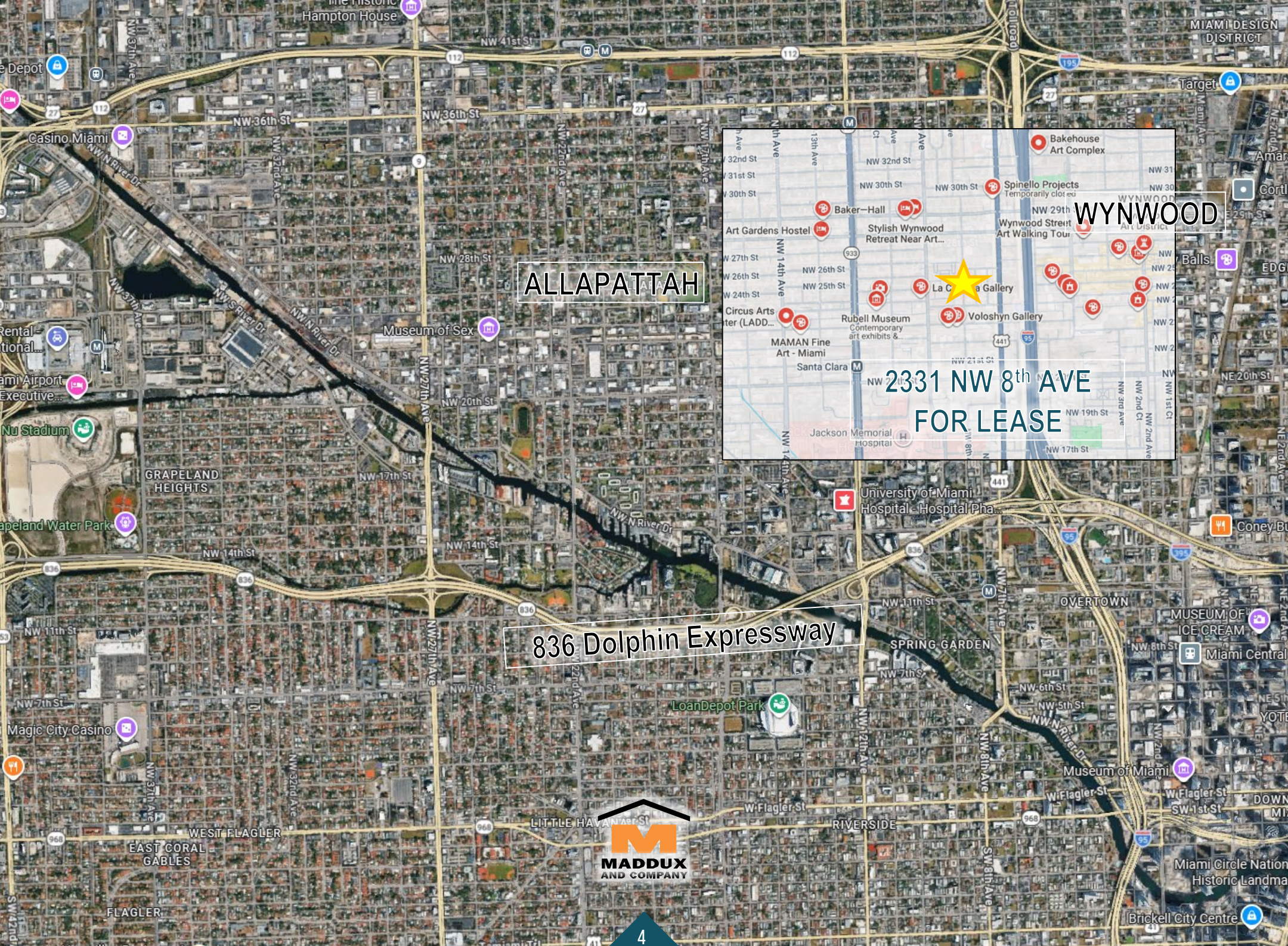
Creative studio, showroom, or design-build space



2,100 SF WAREHOUSE

FOR LEASE





ALLAPATTAH

WYNWOOD

2331 NW 8th AVE
FOR LEASE

836 Dolphin Expressway



JESSE COX

305.807.9614

jweston@madduxco.com

**MADDUX AND
COMPANY**

4950 SW 72nd Ave,
Suite 118 Miami, FL
33155

305.264.9661

www.madduxco.com

