



**FOR SALE**

**2726 NW 35TH STREET**  
**MIAMI, FL 33142**

**RENOVATED ALLAPATTAH WAREHOUSE**



# OVERVIEW

Opportunity to acquire a recently renovated warehouse, ideal for an owner-operator looking for a central location in Miami. The property is in Allapattah, one of Miami's most dynamic markets - experiencing emphatic year over year value growth.

The warehouse was recently re-certified and is equipped with new electrical, ADA accessibility, and interior/exterior finishes - offering a turn-key solution for a variety of industrial uses.

Located just off 27th avenue, on 35th street, the property benefits from main street access but is located on a quiet street that allows for loading an unloading with ease. It features two garage doors, one at the front and one at the rear of the building, allowing for seamless vehicle access. An outdoor access lane runs along the side and to the back of the property. The warehouse also includes about 500 SF of office space with two bathrooms. Additionally, this is one of the only blocks in the area that is not in a flood zone.

## SITE SUMMARY

**LOT SIZE:** 6,875 SF

**BUILDING SIZE:** 3,200 SF

**ZONING:** IU-1 (Light Industrial)

**ALLOWED USES:** Warehouse, Light Industrial  
Manufacturing, Automotive,  
Wholesale Distribution,  
Storage, Office, Etc.

**ASKING PRICE:** \$1,575,000



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**BRIAN PINEIRO** | COMMERCIAL ADVISOR | 786.382.9900

**ALEX TSOUFAS** | PRESIDENT | 305.972.7217

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.



# EXTERIOR IMAGES



2726 NW 35TH STREET - MIAMI, FL 33142

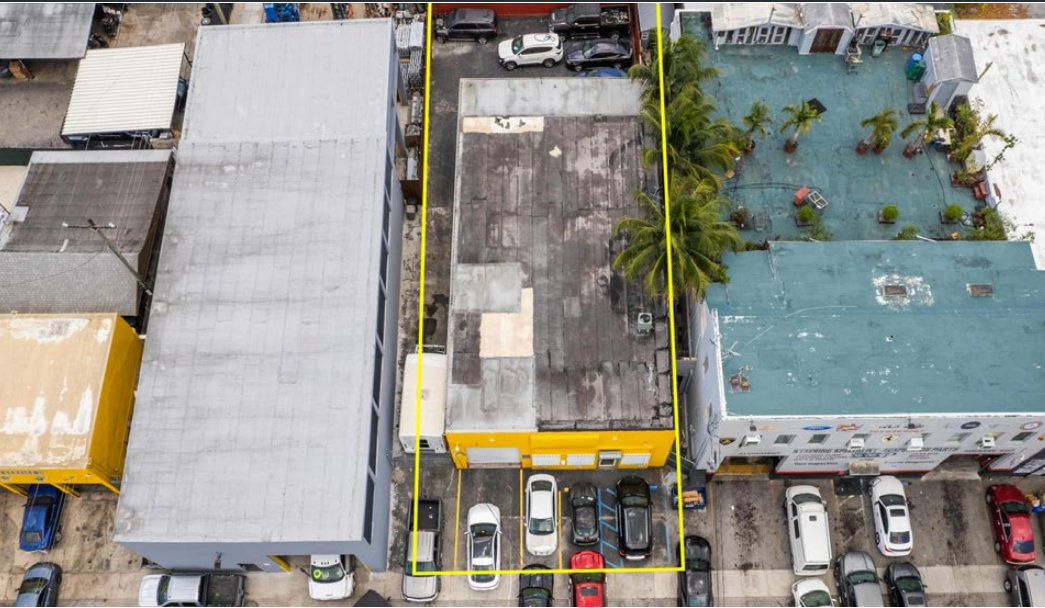
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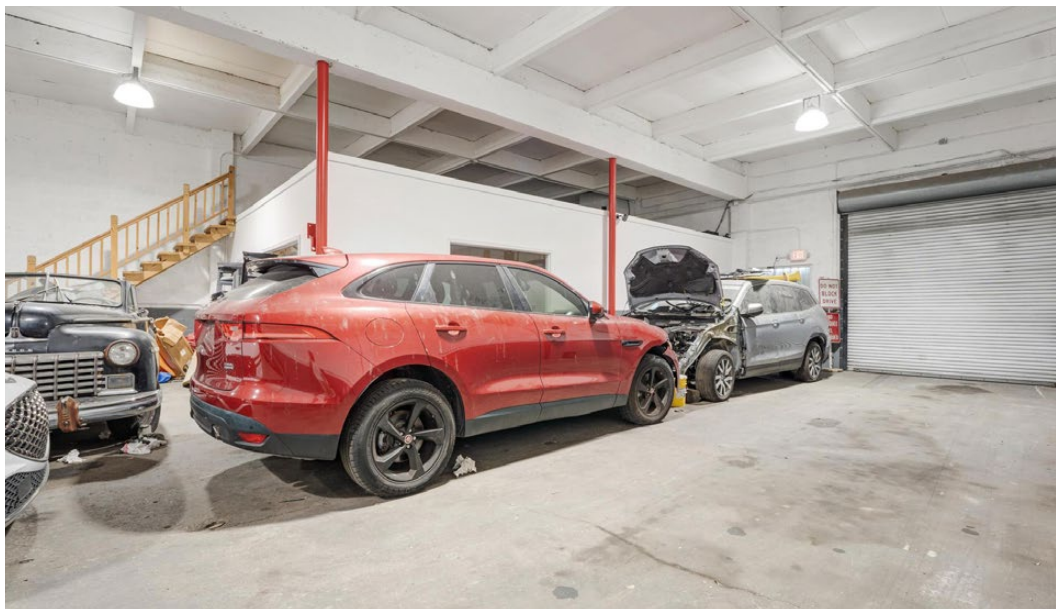
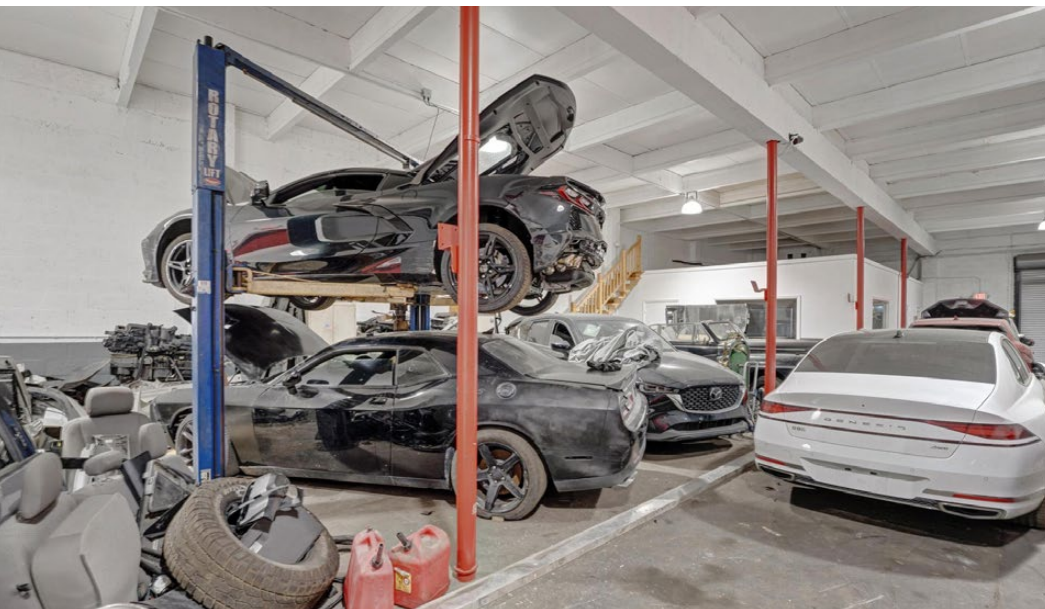
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# INTERIOR IMAGES



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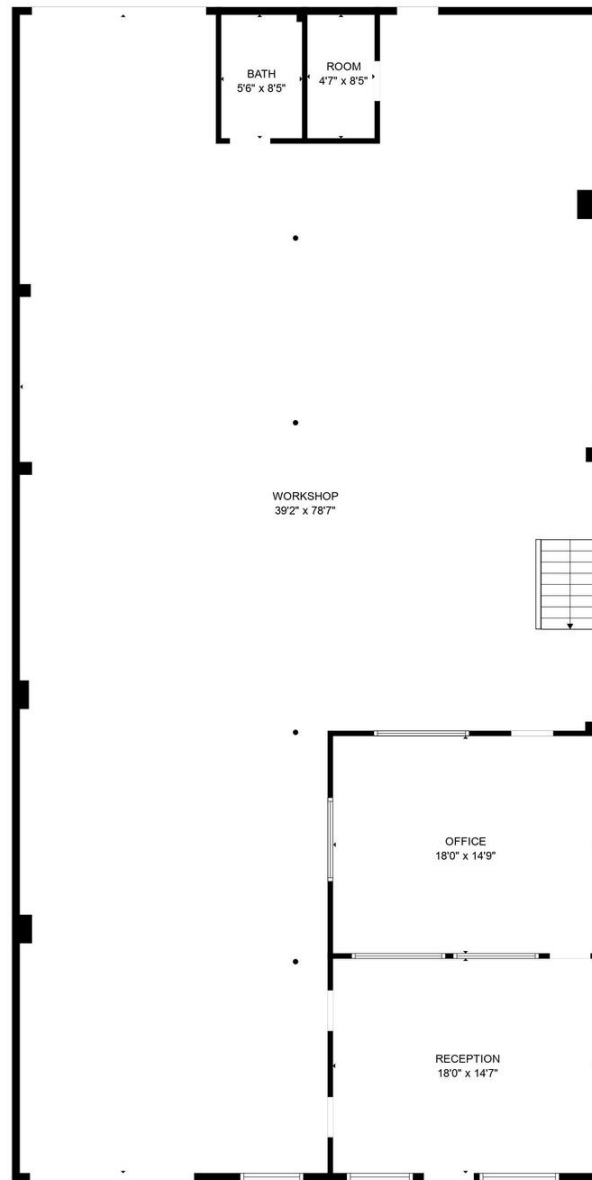
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# FLOORPLAN



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