



FOR SALE

FREE STANDING FLEX WAREHOUSE

**2609 NW 29TH ST
MIAMI, FL 33142**



APEX
CAPITAL REALTY

ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



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OFFERING SUMMARY

2609 NW 29TH ST, MIAMI, FL 33142

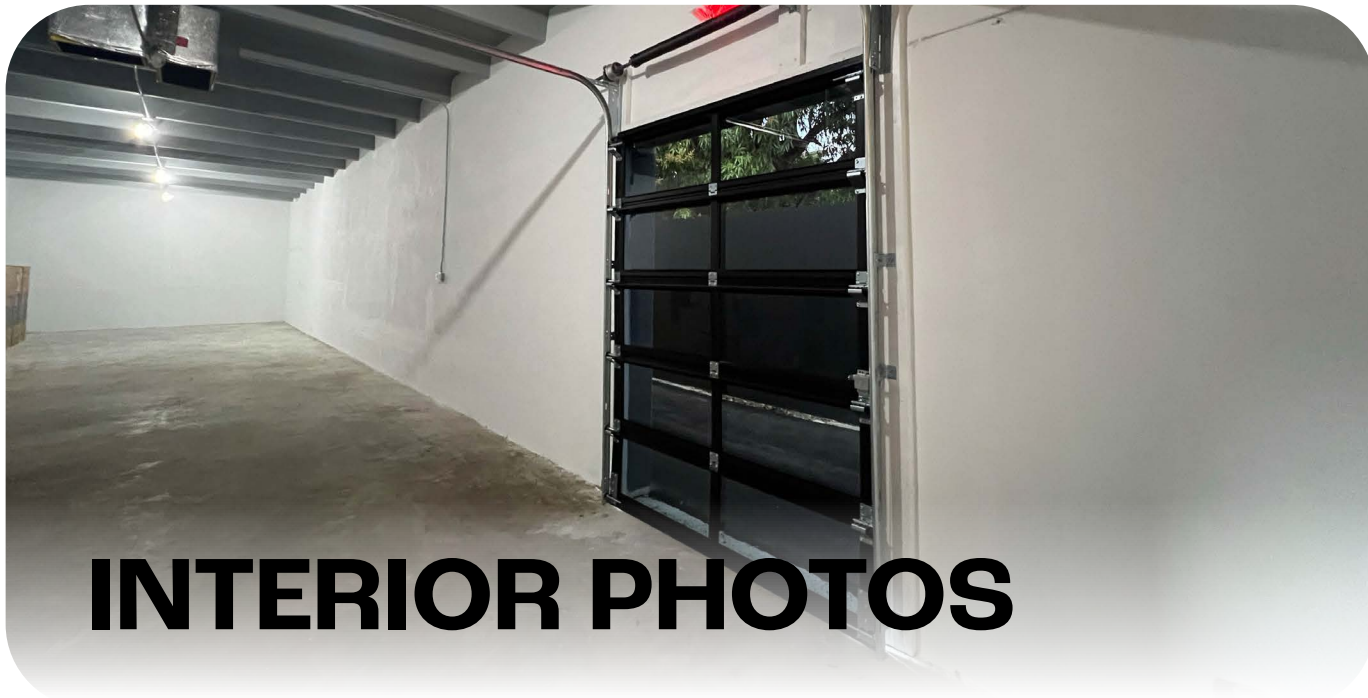
Building Size	3,640 SF
Lot Size	6,900 SF
Zoning	T6-8-0
Ceiling Height	11.5 Ft
Bay Door Height	8.75 FT
Property Type	Flex Warehouse Space
Asking Price	\$1,650,000

Exclusive opportunity to acquire a 3,640 free standing warehouse/ flex space in Allapattah. The building sits on a 6,900 SF lot and is zoned T6-8-0. The building is currently subdivided into two 1,820 SF spaces that feature large drive-in doors. This is a fantastic opportunity for a user to acquire a fully renovated warehouse with full A/C. The structure was built in 1972 and features twin-t roof construction. This flexible space is ideal for Office, Storage, Distribution, Event Space and additional creative uses.

The property is located next to NW 27 AVE which is a major north-south artery which connects the Airport expressway to the Dolphin Expressway. The building is surrounded by a variety of businesses that include Harbor Freight Tools, Dollar Tree, T Mobile, Ricky's Meat & Deli, Jet ski Of Miami and a variety of small to midsize local businesses. The property is also minutes away from the Rubell Collection, The Loan Depot baseball park, The Miami River, and the Miami Airport.

The neighborhood is also served by bus and the site is minutes from both the Allapattah and Hialeah Market Metrorail stops.





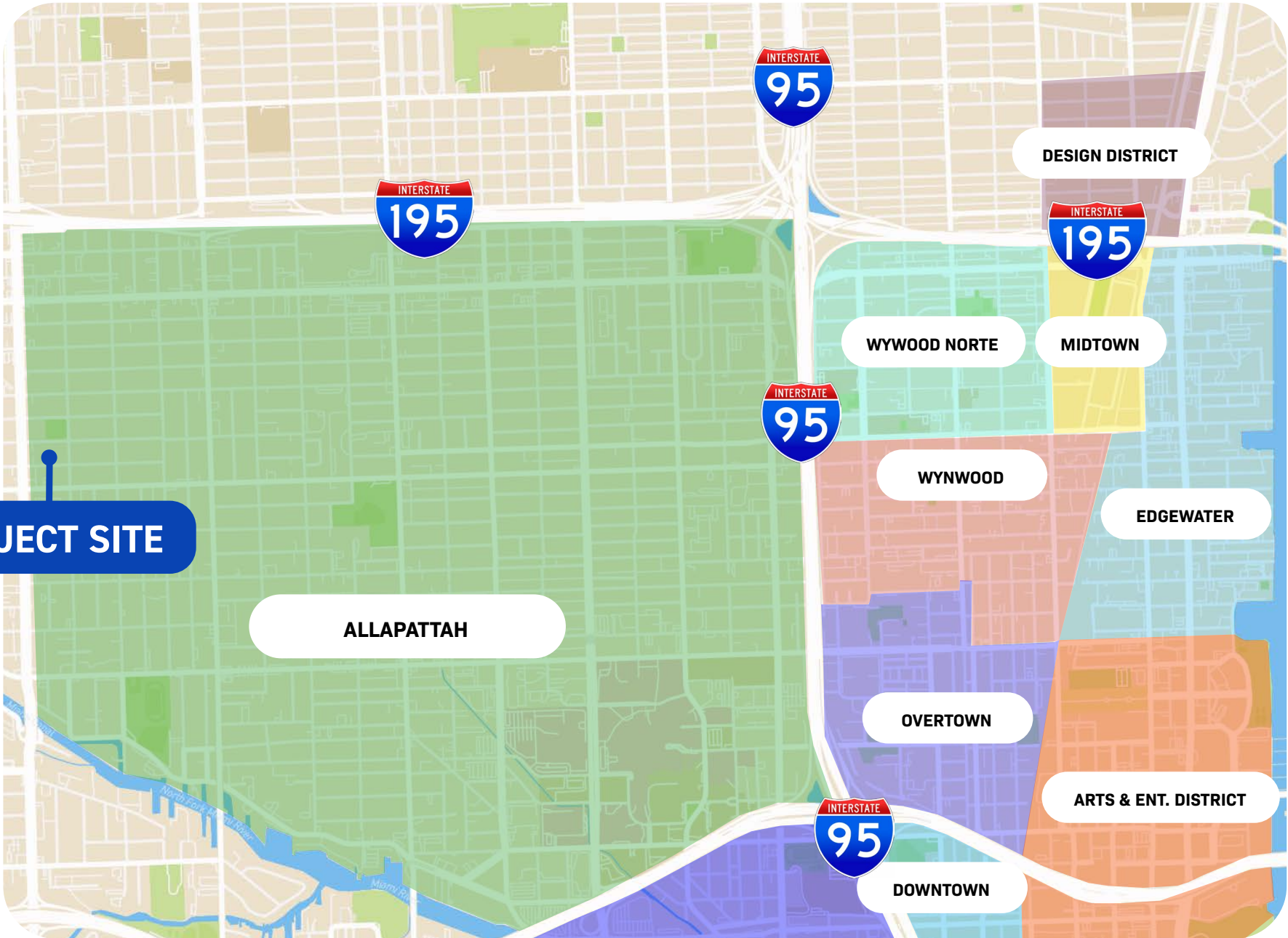
INTERIOR PHOTOS





LOCATION MAP

SUBJECT SITE





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