



FOR SALE

INDUSTRIAL FLEX

**1319-1333 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.



ADVISORS

LIZ COLOMA

Commercial Advisor
860 605 6603
Liz@apexcapitalrealty.com

JENNI FONTANA

Commercial Advisor / Broker Assoc.
954 892 3331
Jenni@apexcapitalrealty.com

OFFERING SUMMARY

1319-1333 NW 29TH ST, MIAMI, FL 33142

Building Area	6,976 SF
Lot Size	19,750 SF (0.45 acres)
Zoning	D1
Max. Height	8 Stories
Allowable Uses	Industrial, Warehouse/Storage, Automotive, Parking, Recreational Facility, Religious, Office, Hotel, Work-Live, Food/Restaurant Establishment, and more.
Asking Price	\$3,500,000

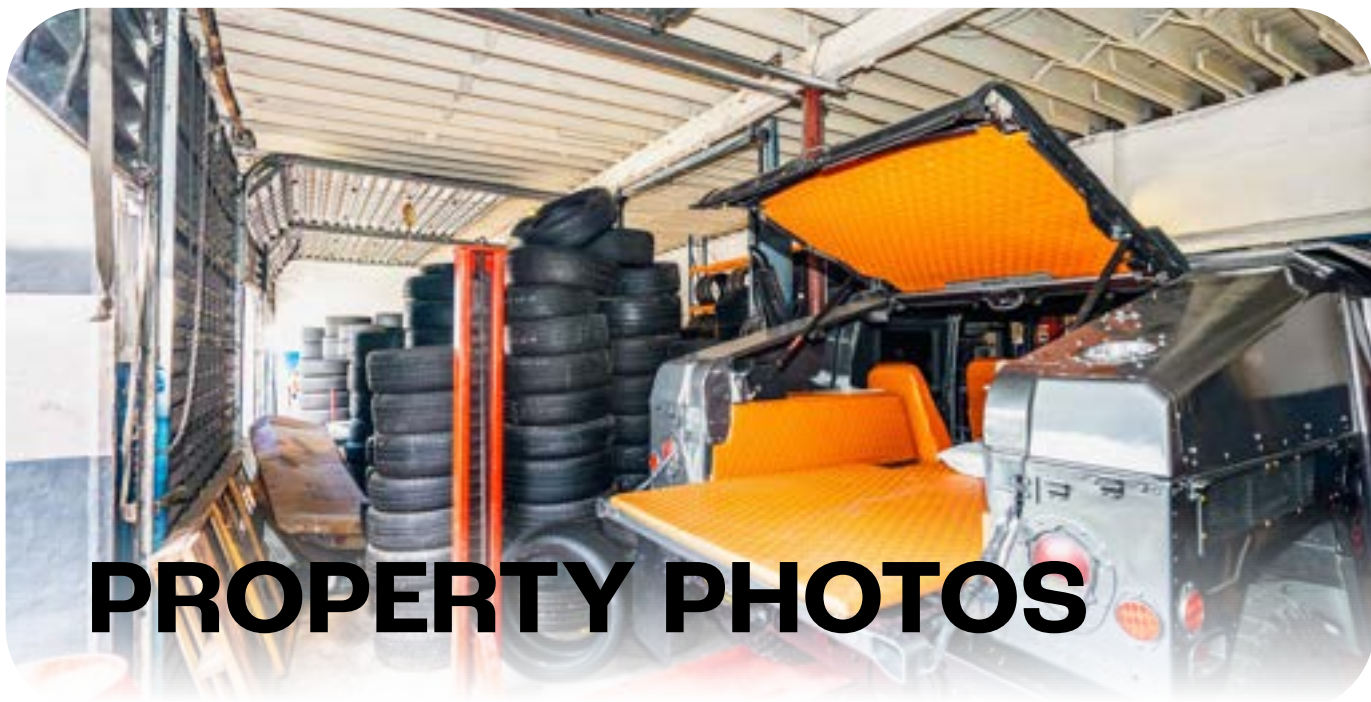
APEX Capital Realty is proud to present the rare opportunity to acquire an expansive industrial flex property in blossoming Allapattah. Situated on a 0.45-acre lot, this two-parcel assemblage is positioned on a hard corner of NW 29th Street, a main commercial artery.

Currently operated as an automotive and tire shop, this is a great opportunity for an end-user or as a redevelopment project for an investor that wants to take advantage of the variety of other commercial uses D1 zoning permits. There's a total of three bays including twelve bay doors and nearly 10,000 SF of open lot on the corner of NW 29th Street and NW 13th Avenue. Allowable uses by right include Industrial, Warehouse/Storage, Automotive, Parking, Recreational Facility, Religious, Office, Hotel, Work-Live, Commercial Kitchen and more.

The site is located just minutes from the Metrorail, Wynwood, Downtown, Brickell, Design District and the Health District, and is in close proximity to major thoroughfares I-95 and I-195. Upcoming I-95 ramps at 29th and 32nd Streets will improve the area's connectivity, offering the buyer the opportunity to fully leverage the property's advantageous location.

Positioned on a thriving thoroughfare with a gradual overflow of urban core, the assemblage has considerable upside as Wynwood's urban expansion extends westward. NW 29th Street has already seen the completion and ongoing development of various projects by notable developers including Related and Integra. Allapattah has been steadily growing at an accelerated pace recently, being referred to as Miami's next frontier of development.





PROPERTY PHOTOS

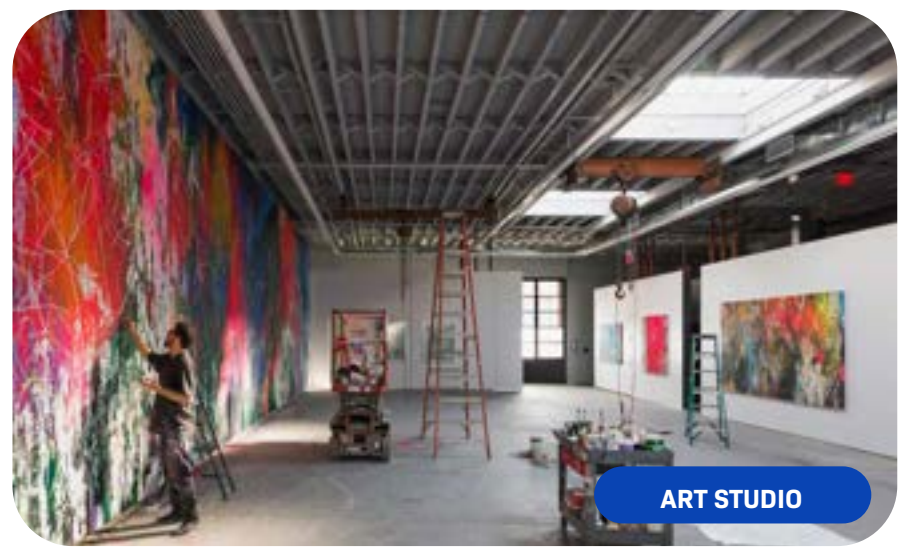




COMMERCIAL KITCHEN



CO-WORKING



ART STUDIO



CAR WAREHOUSE

MOOD BOARD



RECREATION



OFFICE SPACE

EAST VIEW

WYNWOOD

1 MILE AWAY

DOWNTOWN

3.6 MILES AWAY

BRICKELL

4.4 MILES AWAY

HEALTH DISTRICT

0.9 MILES AWAY

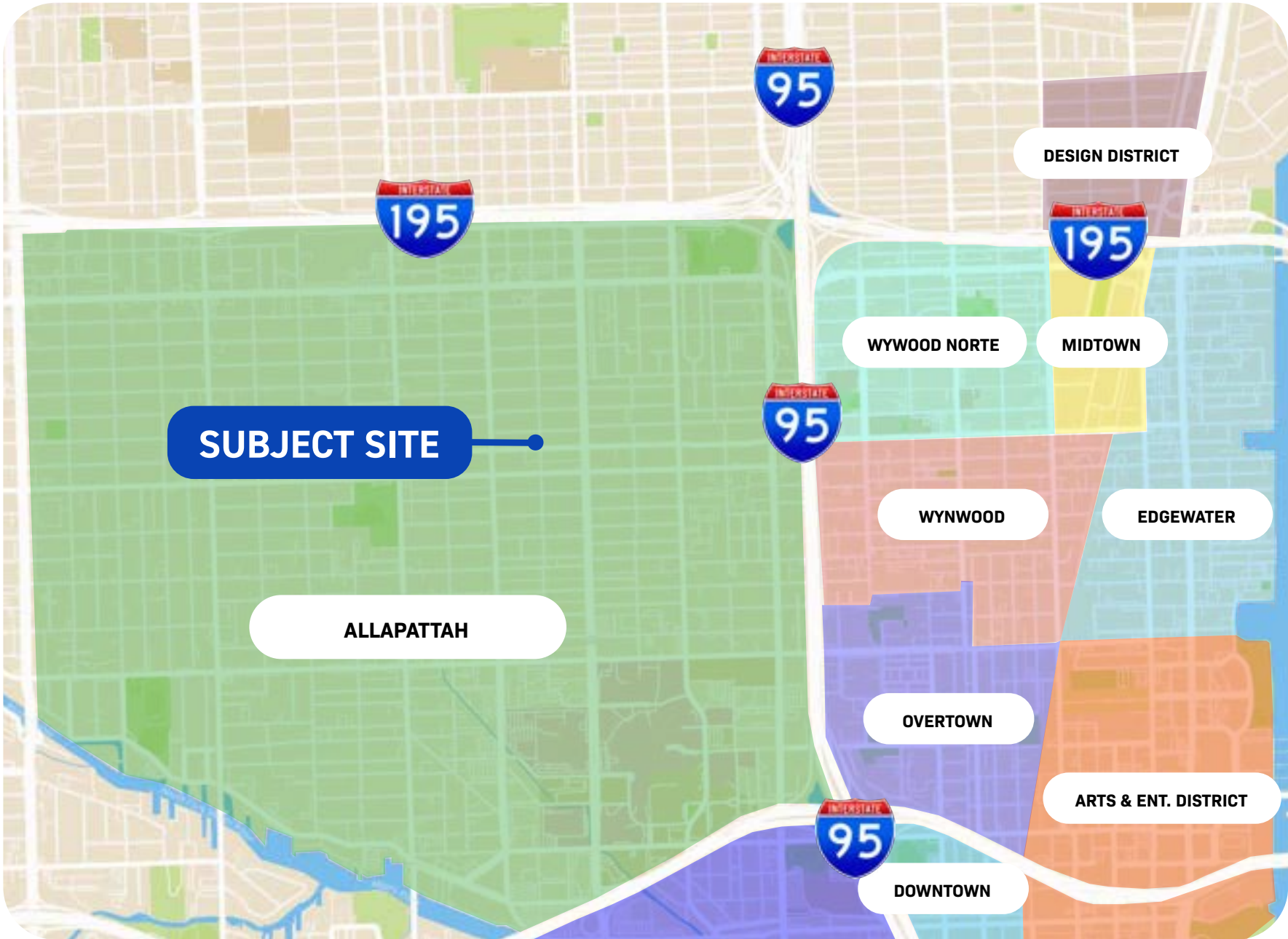
METRORAIL

METRORAIL


METRORAIL



LOCATION MAP




DEVELOPMENT MAP



BRISAS DEL ESTE

**263 UNITS
MULTIFAMILY**



7 MOSAICO

**267 UNITS
MULTIFAMILY**



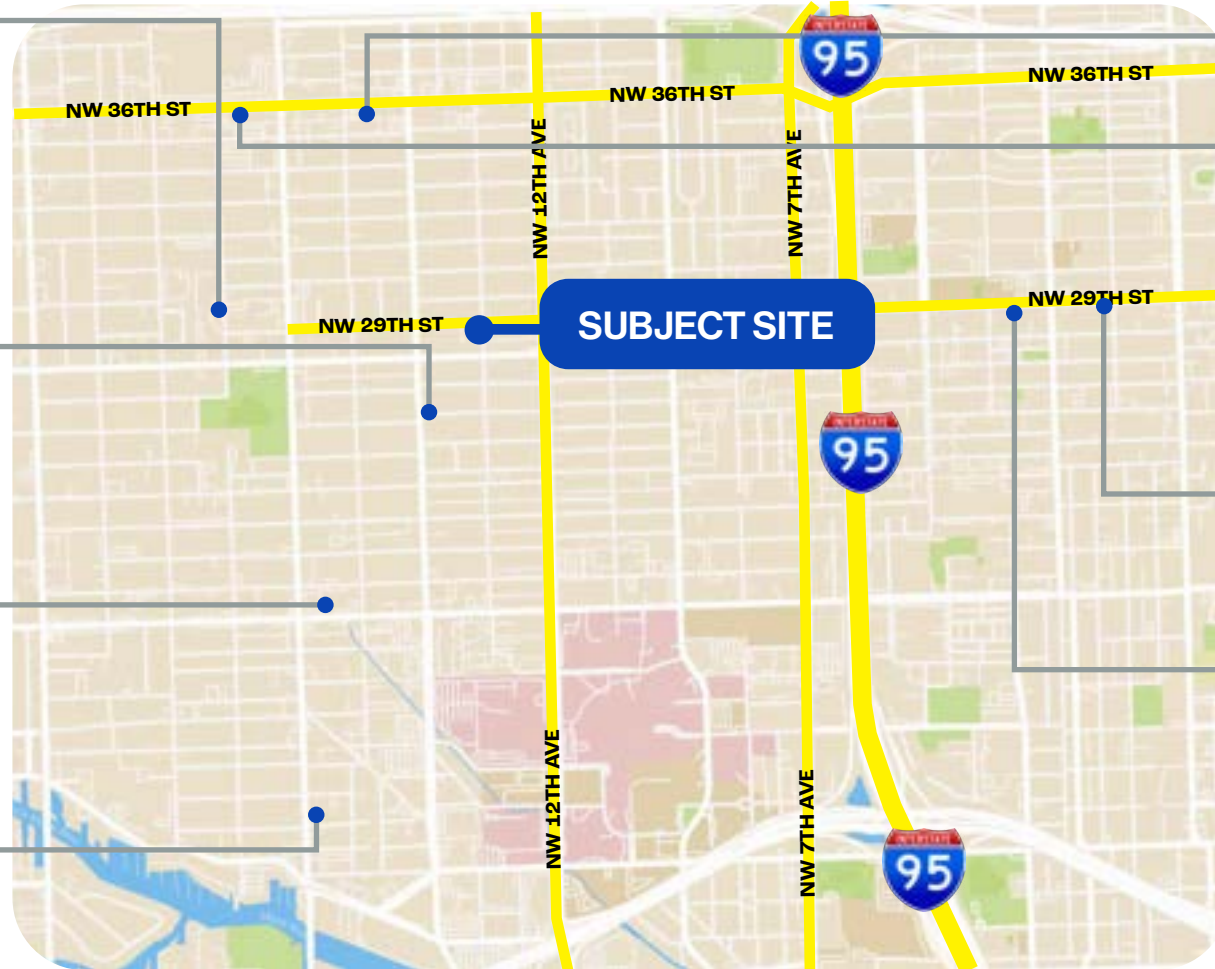

NO. 17 RESIDENCES

**192 UNITS
MULTIFAMILY**




THE JULIA APARTMENTS

**323 UNITS
MULTIFAMILY**


DULCE VIDA

**200 UNITS
MIXED-USE
MULTIFAMILY**



THE DORSEY

**306 UNITS
MIXED-USE
MULTIFAMILY**



14 ALLAPPATTAH

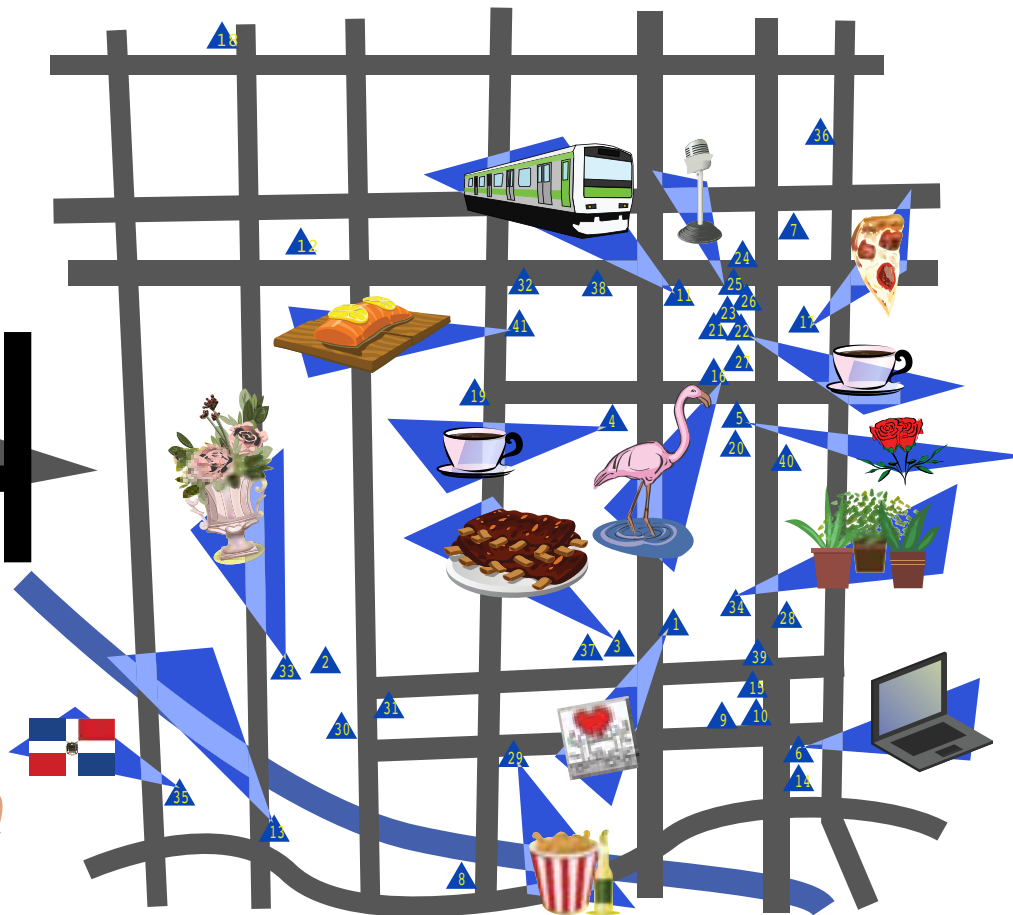
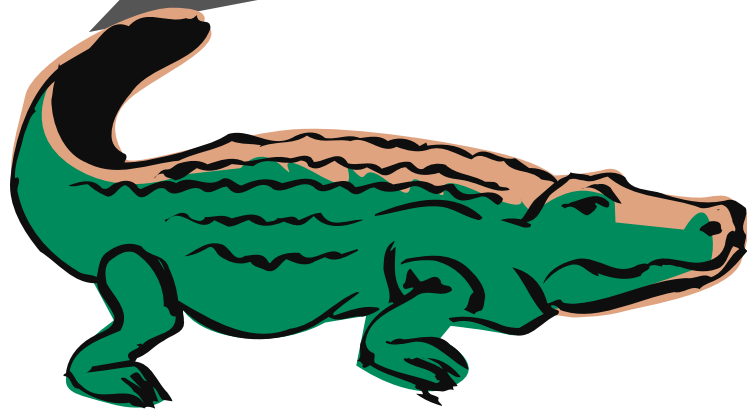
**237 UNITS
MIXED-USE
MULTIFAMILY**



29 WYN

**248 UNITS
MIXED-USE
MULTIFAMILY**

ALLAPATAH



- 1 | RUBELL COLLECTION MUSEUM
- 2 | EL ESPACIO 23
- 3 | HOMETOWN BBQ
- 4 | DECO COFFEE CO
- 5 | LAS ROSAS
- 6 | CIC
- 7 | MOORE PARK
- 8 | SEWELL PARK
- 9 | SMART BITES TO GO

- 10 | LOTUS HOUSE THRIFT BOUTIQUE
- 11 | ALLAPATAH METRO STOP
- 12 | CHIMI EL PRIMO
- 13 | PORTOFINO BAKERY
- 14 | CAMILLUS HOUSE
- 15 | PARAISO CAFE
- 16 | FLAMINGO'S VINTAGE POUND
- 17 | MORA PIZZA
- 18 | LEMON PEPPERS

- 19 | PAPO LLEGA Y PON
- 20 | JACKY'S CAFE
- 21 | MILLS VINTAGE
- 22 | CURAYTED COFFEE
- 23 | ROSA NEGRA TATTOO
- 24 | THE COLLECTIVE
- 25 | JOLT RADIO
- 26 | SOUNDSCAPE STUDIOS
- 27 | SPINELLO PROJECTS

- 28 | WYNWOOD PARLOR
- 29 | JACQUELINE'S CHICKEN & BEER
- 30 | MIAMI BAKERY
- 31 | I AM LATIN CAFE
- 32 | EL ENCUENTRO RESTAURANT
- 33 | BERKELEY FLORIST SUPPLY CO
- 34 | LITTLE RIVER COOPERATIVE EDIBLE PLANT NURSERY
- 35 | LITTLE SANTO DOMINGO

- 36 | THE BRIDGE
- 37 | LES AILES DU DESIR
- 38 | CLUB TIPICO DOMINICANO
- 39 | EL CORTIJO
- 40 | SUBS ON THE RUN
- 41 | PLAZA FISH & SEAFOOD



APEX
CAPITAL REALTY

LIZ COLOMA

Commercial Advisor

860 605 6603

Liz@apexcapitalrealty.com

JENNI FONTANA

Commercial Advisor / Broker Assoc.

954 892 3331

Jenni@apexcapitalrealty.com

561 NE 79 ST, Suite 420

Miami, FL 33138

305 570 2600

www.apexcapitalrealty.com

