

For Lease: Allapattah Warehouse

2051 NW 15TH AVE
MIAMI, FL 33142

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Price:
\$23.50 /sqft



TRACY KOHN, CCIM
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PROPERTY SUMMARY

2051 NORTHWEST 15TH AVENUE | MIAMI, FL 33142



Property Summary

Lease Rate:	\$22.50
Lease Term:	Negotiable
Available SF:	13700
Warehouse SF:	13700
Clear Height:	18
Dock Doors:	0
Grade Doors:	4
Truck Door:	0
Indoor Docks:	0
Cranes:	OK
Power:	Single Phase
Rail Access:	No
Yard:	Alley in rear

Property Overview

Available for lease, this spacious 4-bay warehouse in Allapattah is an excellent opportunity for businesses seeking a versatile industrial space. The facility offers top-notch infrastructure with high ceilings, wide roll-up doors, robust electrical systems, and climate control. Office spaces and ample parking ensure convenience. Located in a thriving commercial area with easy access to major highways and public transport, it is ideal for distribution, manufacturing, and storage businesses. Flexible lease options make this warehouse a perfect fit for various industrial needs.

Location Overview

Situated in the bustling neighborhood of Allapattah, this warehouse offers unparalleled access to both major highways and public transportation routes, ensuring seamless connectivity for logistics operations. Allapattah is known for its vibrant commercial activity, making it a strategic location for businesses looking to thrive. Proximity to key commercial districts and logistic hubs adds to the strategic advantage, providing easy access to a vast market and a wide range of business services. The neighborhood also offers a variety of dining and recreational options for employees, enhancing the overall appeal of the location.

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Available Flex Spaces

Unit 1 -

±3,400 sqft

Small office in front

Two restrooms

Street level Overhead Door

Unit 2 -

±1,700 sqft

One restroom

Street level Overhead Door

Unit 3 -

±1,850 Sqft

One restroom

Street level Overhead Door

Unit 4-

±6,000 Sqft

Two coolers inside (combined 1560 Sqft)

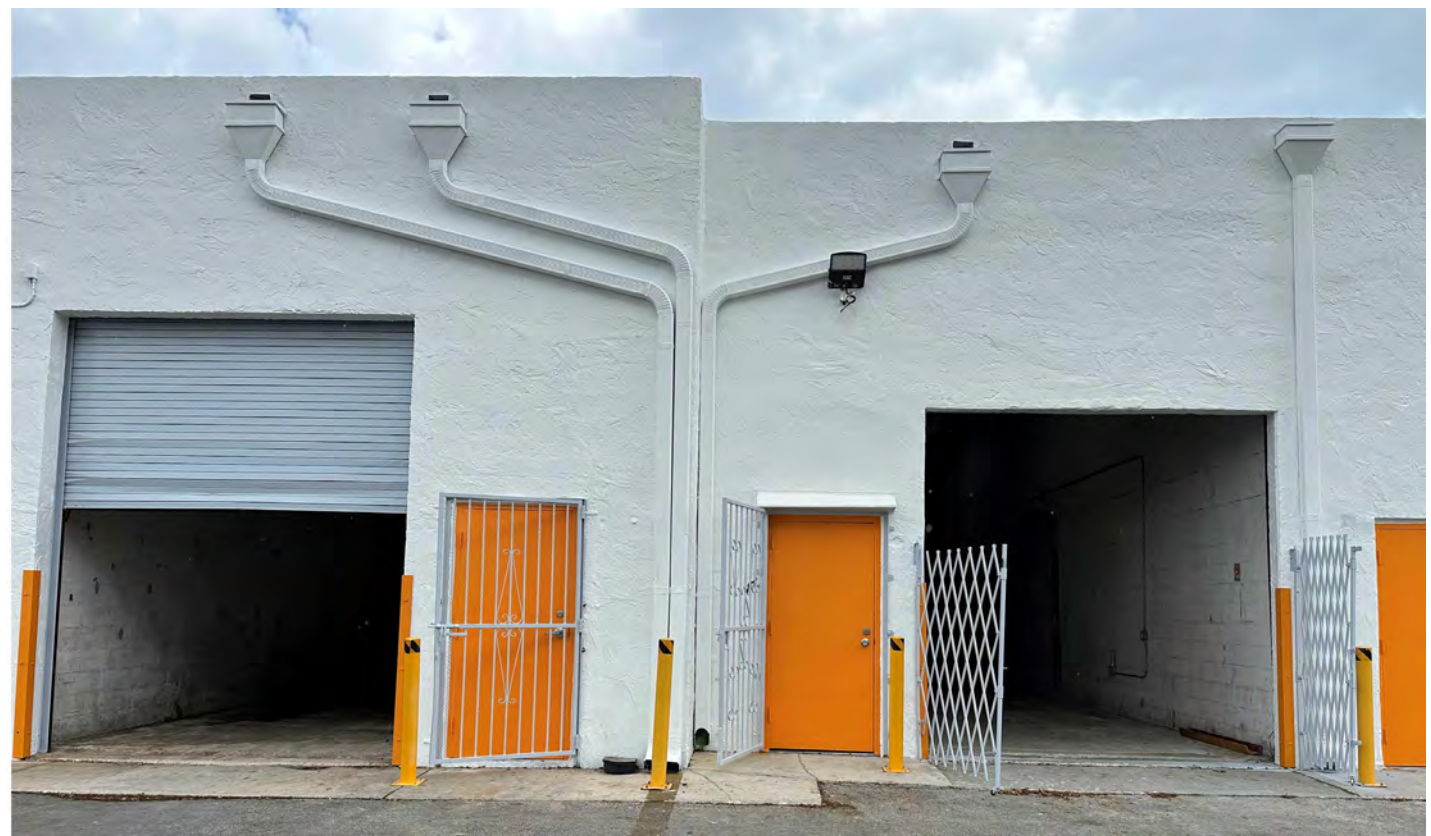
ADA compliant Restroom

Two level office (±1,200 sqft total)

Street level Overhead Door

PROPERTY PHOTOS-

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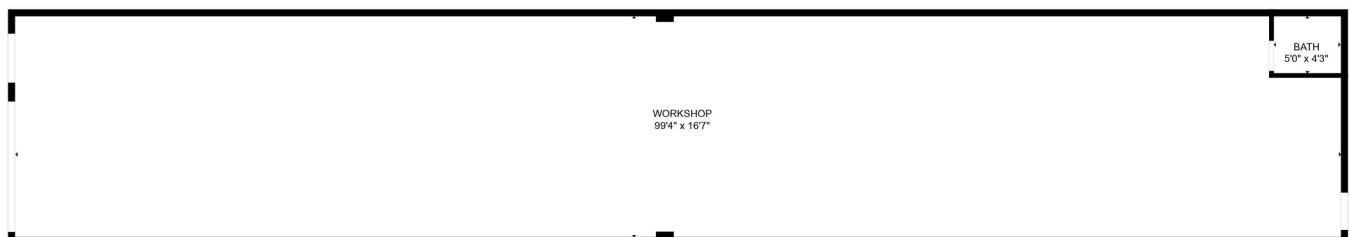
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PROPERTY PHOTOS- INTERIOR

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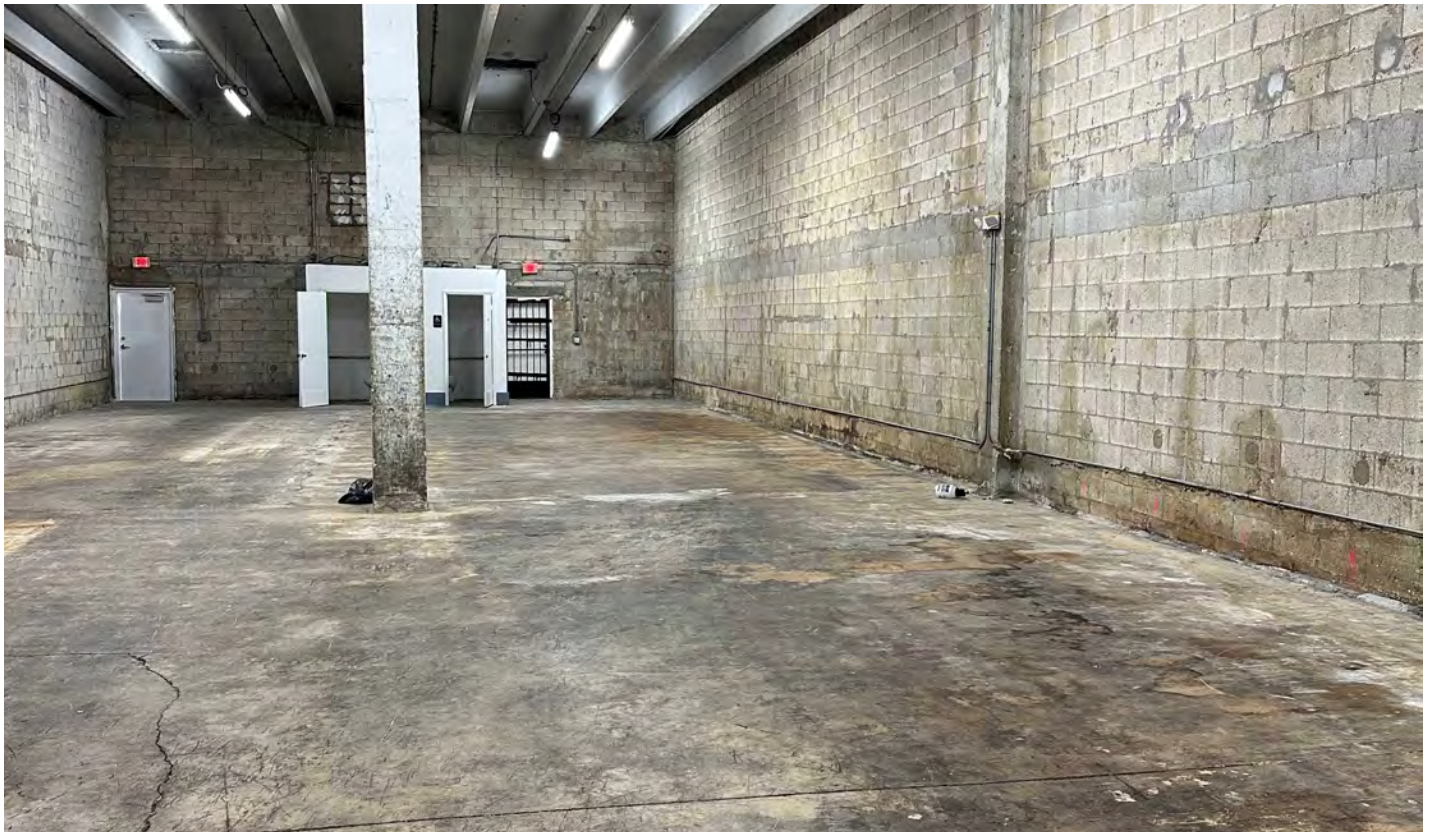
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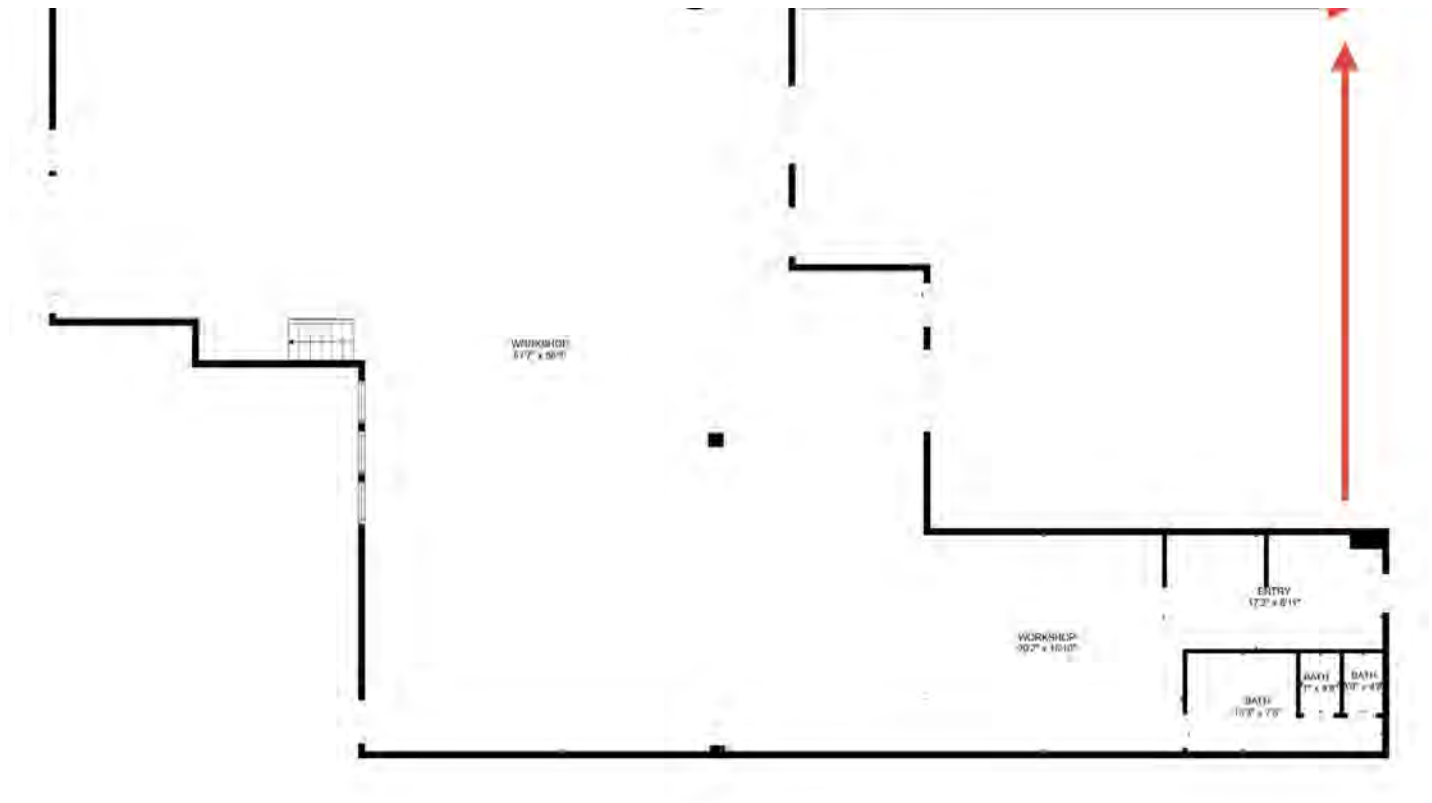
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PROPERTY PHOTOS- INTERIOR UNIT 4- FLOOR PLAN

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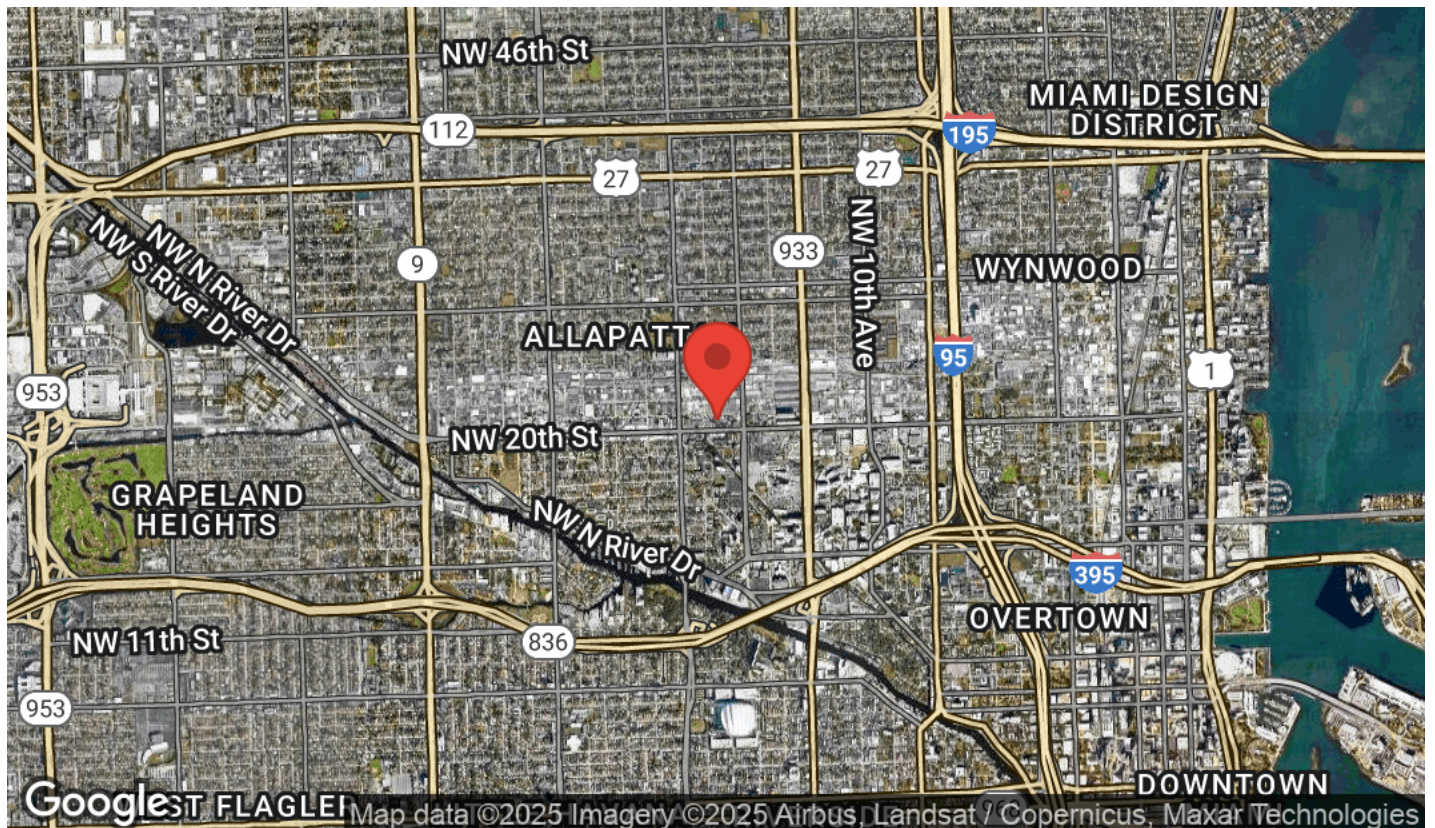
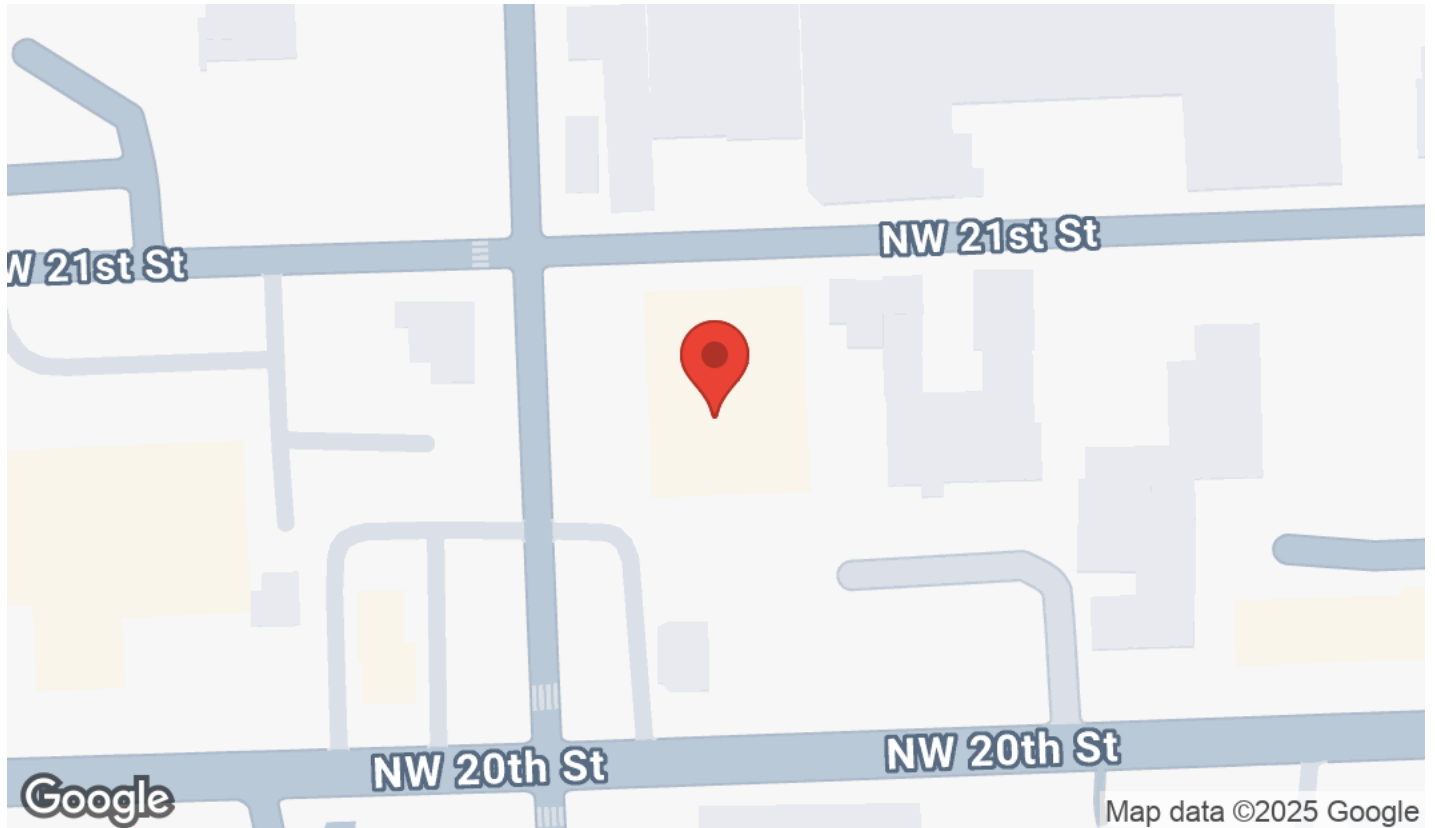
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LOCATION MAPS

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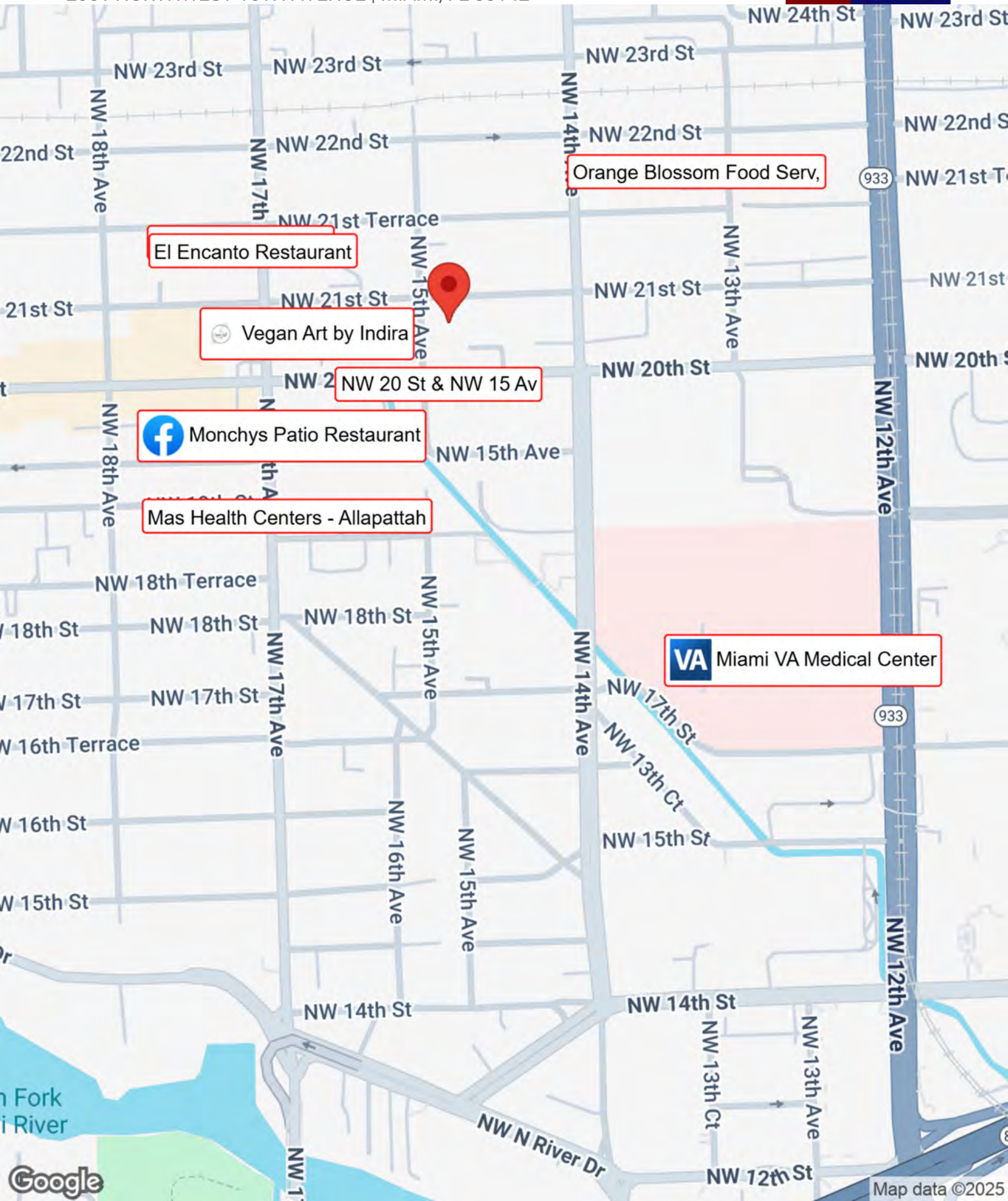
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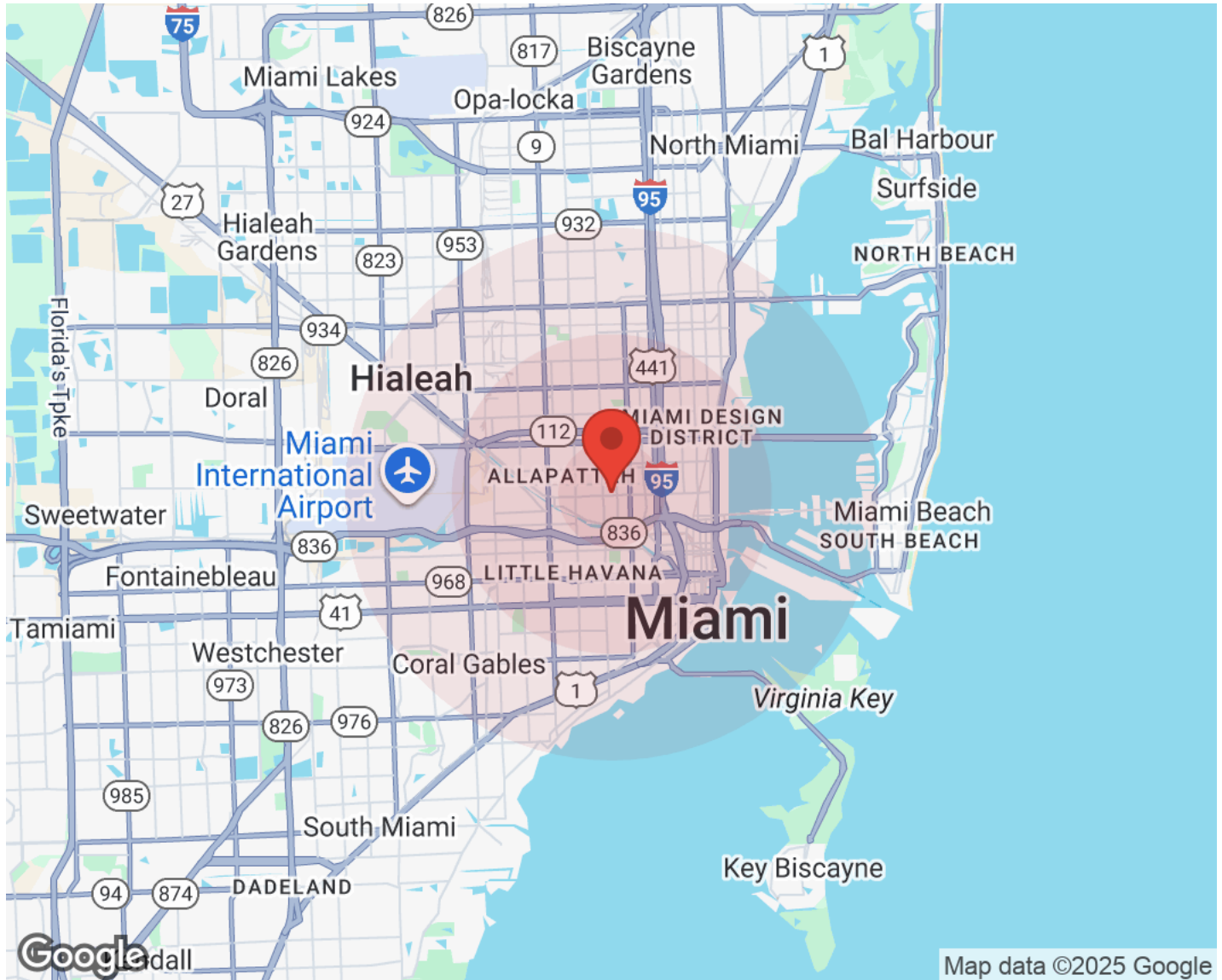
BUSINESS MAP

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DEMOGRAPHICS

2051 NORTHWEST 15TH AVENUE | MIAMI, FL 33142



Population	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Male	18,621	152,665	281,468	Total Units	14,591	135,652	255,306
Female	18,124	150,986	284,818	Occupied	13,089	116,364	221,890
Total Population	36,745	303,651	566,286	Owner Occupied	2,570	31,306	79,210
				Renter Occupied	10,519	85,058	142,680
				Vacant	1,502	19,288	33,416
Income	1 Mile	3 Miles	5 Miles				
Median	\$22,634	\$26,760	\$31,938				
< \$15,000	4,619	34,458	54,918				
\$15,000-\$24,999	2,987	20,050	34,671				
\$25,000-\$34,999	2,063	14,815	26,526				
\$35,000-\$49,999	1,565	16,140	31,272				
\$50,000-\$74,999	992	14,836	30,273				
\$75,000-\$99,999	341	6,649	15,599				
\$100,000-\$149,999	128	5,767	14,389				
\$150,000-\$199,999	82	1,923	5,466				
> \$200,000	49	2,403	7,438				

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