Allapattah Cold Storage Warehouse with Rail Service

1930 NW 23rd Street
Miami, FL 33142

±30,656 SF Available For Lease/Sale

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Property Description

Rare owner-user opportunity to acquire a fully built-out, FDA-compliant cold storage facility in Miami's Allapattah submarket — one of the most supply-constrained infill industrial corridors in Miami-Dade County. Offered for sale (can be delivered vacant at closing), and for lease, the ±30,656 SF facility is approximately 75% refrigerated/cooler space constructed. This existing infrastructure eliminates the extended build-out timeline and seven-figure capital cost typically required to convert dry industrial space into a compliant temperature-controlled facility. The facility is purpose-built for perishables, food, protein, produce, and floral distribution operations: a predominantly single-story, clear-span warehouse layout with a second-floor office build-out (no split-level product handling), 15 dock-high doors (5 with pit levelers and dock seals) and 1 ramp, clear height of ±20'4", and loading to accommodate trailers.

The property also sits directly on CSX's active, "Downtown Spur" — a legacy Seaboard-era industrial rail line still serving a handful of shippers in the produce district and Allapattah corridor — giving a qualified end-user a genuine rail-served option for bulk perishable or floral freight movement, one of only a few such opportunities remaining in Miami-Dade. The site sits within 5 miles of Miami International Airport, PortMiami, and Downtown Miami, and is equidistant to I-95 and SR 836 (Dolphin Expressway) — a critical combination for import/export-driven perishable and floral distributors that depend on fast airport turnaround for time-sensitive products.

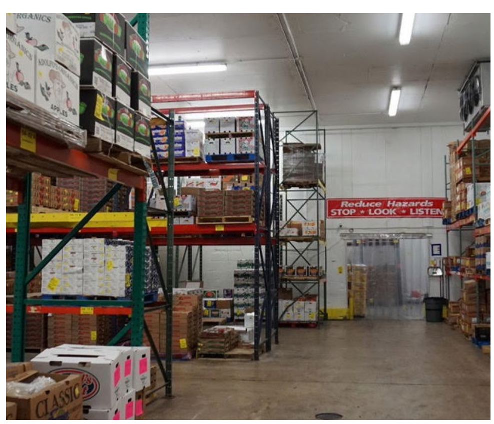
Additional improvements include a new roof and rooftop HVAC system (2017), approximately 4,000 SF of office space, and ample on-site parking. Dedicated shipping, receiving, and dispatch office on the ground floor. The 0.90-acre parcel is zoned D1 (Industrial), City of Miami, offering continued flexibility for cold storage or alternative industrial uses. The property also sits within both a federal Opportunity Zone and a HUBZone designation, layering potential tax incentives and preferential federal contracting access.

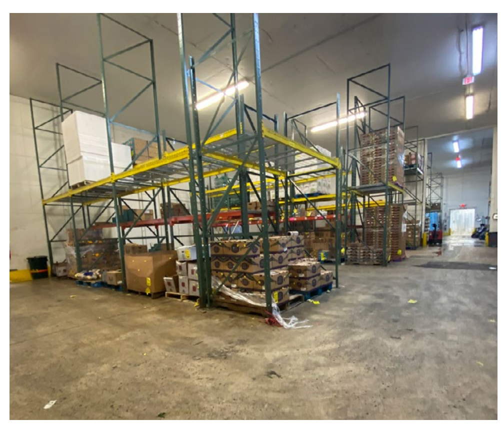
Property Features

+ ±30,656 SF with ±4,000 SF office area
+ Floor drains throughout
+ 800 Amps 480V 3 Phase Power
+ Clear height: ±20'4"
+ 15 dock-high doors (some with pit levelers and dock seals)
+ Approximately 75% refrigerated/cooler space built to FDA guidelines
+ Fire sprinkler system
+ Twin-T roof with new membrane and rooftop HVAC units (installed 2017)
+ 2025 Real Estate Taxes: $78,626.42
+ Ample on-site parking and dedicated forklift charging stations

Location Features

+ Direct frontage on CSX's active "Downtown Spur" rail line
+ Within the Allapattah urban core neighborhood
+ Zoned D1 (Industrial), City of Miami
+ Located within an Opportunity Zone and HUBZone
+ Convenient access to neighboring Wynwood, Brickell, and Midtown
+ Well-connected to major thoroughfares — equidistant to I-95 (Airport Expressway) and SR 836 (Dolphin Expressway)
+ Within 5 miles of Miami International Airport, Downtown Miami, and PortMiami
+ Within 25 miles of Fort Lauderdale Hollywood Airport and Port Everglades





Floor Plan and Location