FOR SALE

1835 NW 21st TERRACE,
MIAMI, FL 33142

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CENTRAL COMMERCIAL
REAL ESTATE

EXECUTIVE SUMMARY

$2,144,000	±5,360 SF	±7,085 SF	18'6"
PRICE	BUILDING	LOT SIZE	CEILING HEIGHT

KEY FEATURES:

- Clear Span
- Twin-T Construction
- Mechanized Overhead Door
- Fully Air-conditioned
- Gated Parking
- Infill Distribution
- Proximate to the Health District and Wynwood

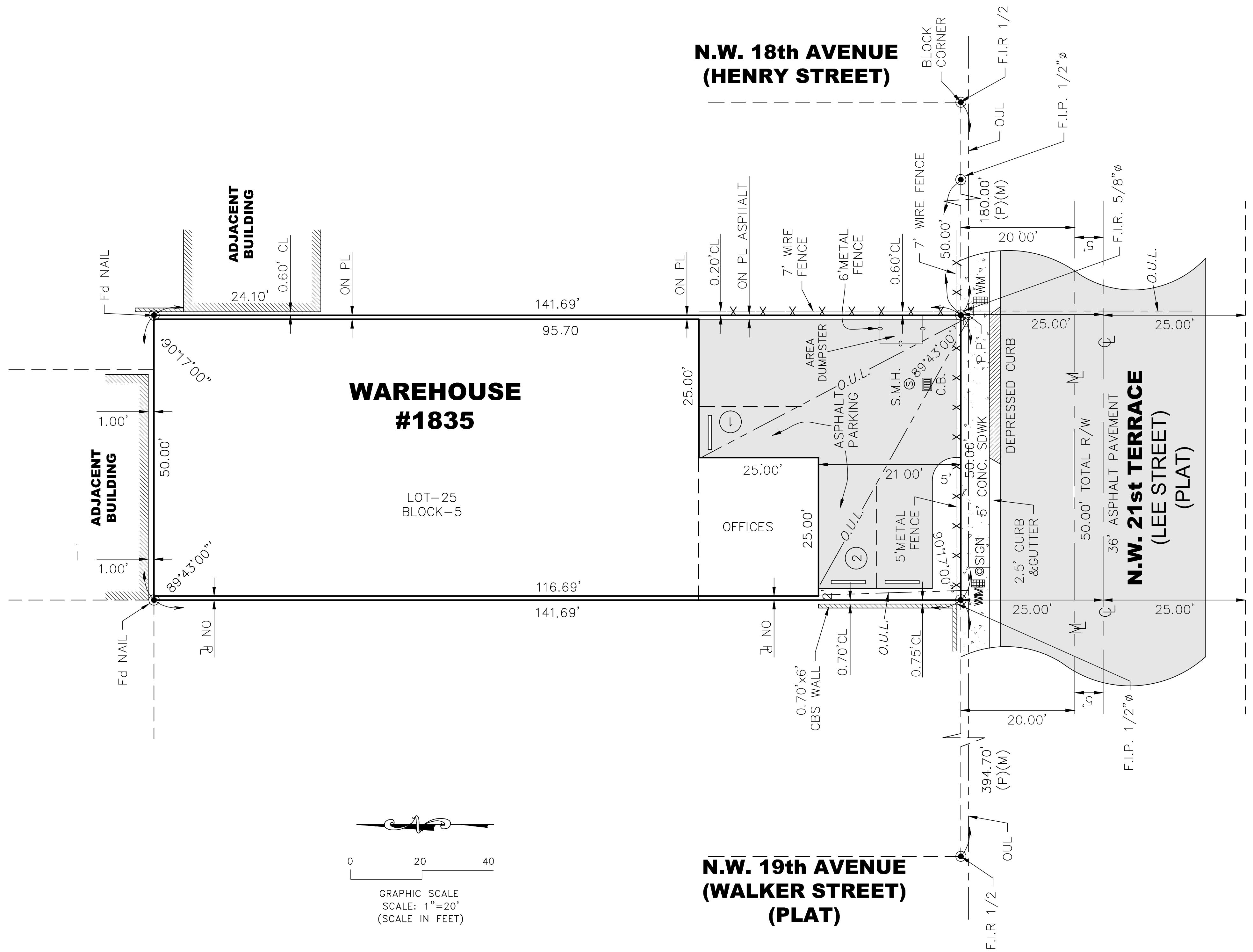
Central Commercial Real Estate presents 1835 NW 21 Terrace for sale, a freestanding ±5,360 SF warehouse situated on a ±7,085 SF parcel within Miami's centrally located Allapattah submarket. The property will be delivered vacant at closing.

The building features a fully air-conditioned, clear-span warehouse with an 18'6" clear height, twin-T concrete construction, one 12'3" W × 14'4" H grade-level loading door, and flexible D2 Industrial zoning.

Positioned within Miami's urban core, the property offers excellent access to Miami International Airport, PortMiami, the UM/Jackson Health District, Wynwood, and major regional transportation corridors, including SR 836, SR 112, I-95, and NW 27th Avenue.

Just 0.8 miles from the Santa Clara Metrorail Station, the property is ideal for infill distribution, urban logistics, service-oriented industrial uses, and adaptive reuse. Located within both a Qualified Opportunity Zone and the recently established Allapattah Community Redevelopment Agency (CRA), the property is positioned to benefit from ongoing public investment in infrastructure, economic development, and neighborhood revitalization.

SURVEY


N.W. 18th AVENUE
(HENRY STREET)
WAREHOUSE
#1835
LOT–25
BLOCK–5
OFFICES
ADJACENT BUILDING
ADJACENT BUILDING
141.69'
95.70
116.69'
141.69'
24.10'
50.00'
25.00'
25.00'
25.00'
21 00'
180.00' (P)(M)
394.70' (P)(M)
20 00'
20.00'
50.00' TOTAL R/W
36' ASPHALT PAVEMENT
DEPRESSED CURB
2.5' CURB &GUTTER
5' CONC. SDWK
ASPHALT PARKING
AREA DUMPSTER
S.M.H.
C.B.
7' WIRE FENCE
6'METAL FENCE
5'METAL FENCE
0.70'x6' CBS WALL
Fd NAIL
F.I.R 1/2
F.I.P. 1/2"ø
F.I.R. 5/8"ø
BLOCK CORNER
OUL
O.U.L.
N.W. 21st TERRACE
(LEE STREET)
(PLAT)
N.W. 19th AVENUE
(WALKER STREET)
(PLAT)
GRAPHIC SCALE
SCALE: 1"=20'
(SCALE IN FEET)

EAST AERIAL

PUBLIC INVESTMENT

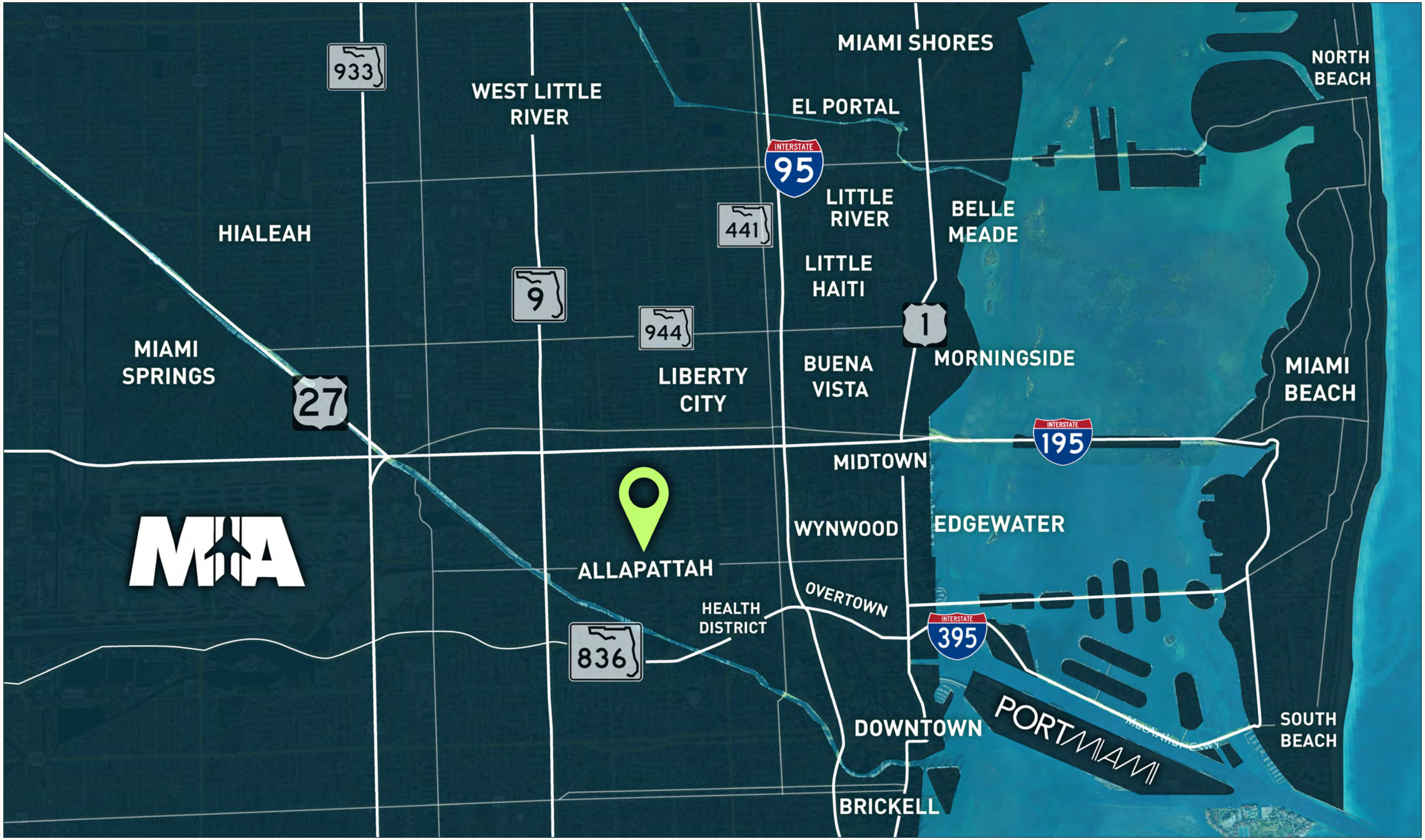
The Real Deal
July 2026

Allapattah CRA adopts $243 million spending plan

$90 million for infrastructure and $75 million for affordable housing. The plan names NW 20th Street a commercial growth corridor and lists NW 17th Ave as another area targeted for investment; tax increment financing is projected at roughly $800 million over 30 years.

READ →

LOCATION CONTEXT



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