



Abraham  
Waserstein



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GRIDLINE  
PROPERTIES

## 1846-1854 NW 22nd Ave | 1846-1848 NW 22nd St

2,025 - 8,100 SF of Industrial Space Available in Miami, FL 33142



### HIGHLIGHTS

- Four 2025 SF bays with cold storage availability
- Grade-level roll-up door

## FEATURES

Drive In Bays

2

## ALL AVAILABLE SPACES(4)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor	2,025 SF	Negotiable	\$36.00 /SF/YR	Industrial	-	Now
1st Floor	2,025 SF	Negotiable	\$36.00 /SF/YR	Industrial	-	Now
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## PROPERTY OVERVIEW

1854-1846 NW 22nd Street presents a prime opportunity to lease strategically located industrial assets in the heart of Miami's Allapattah neighborhood. This freestanding building is equipped with four 2025 SF bays with cold storage availability, and provides a grade-level roll-up door for easy loading and unloading, making it ideal for food distribution, floral, pharmaceutical, or other temperature-

sensitive operations.

Positioned within minutes of Wynwood, Downtown Miami, and major transportation arteries including SR-836 and I-95, the property offers unparalleled access for logistics and last-mile delivery. The site is zoned for industrial use, with flexible interior space that supports a variety of operational configurations.

## WAREHOUSE FACILITY FACTS

Building Size	8,100 SF
Lot Size	0.33 AC
Year Built	1975
Construction	Masonry
Zoning	I - Industrial

Walk Score®  
Very Walkable (85)

## TRANSPORTATION



### TRANSIT/SUBWAY

School Board Metromover Station		6 min drive	2.7 mi
Airport Station		12 min drive	3.7 mi
Wilkie D Ferguson Metromover Station		7 min drive	3.0 mi
Eleventh Street Metromover Station		6 min drive	3.2 mi
Park West Metromover Station		7 min drive	3.4 mi



### COMMUTER RAIL

Santa Clara Station Rail Southbound		17 min walk	0.9 mi
Civic Center		3 min drive	1.3 mi
Allapattah Station Rail Northbound		3 min drive	1.4 mi
Earlington Hts.Stat.Rail Southbound		9 min drive	5.4 mi
Culmer Station Rail Northbound		5 min drive	2.1 mi



### AIRPORT

Miami International		19 min drive	7.6 mi
Fort Lauderdale/Hollywood International		34 min drive	23.1 mi

 FREIGHT PORT

Port of Miami

13 min drive

5.5 mi

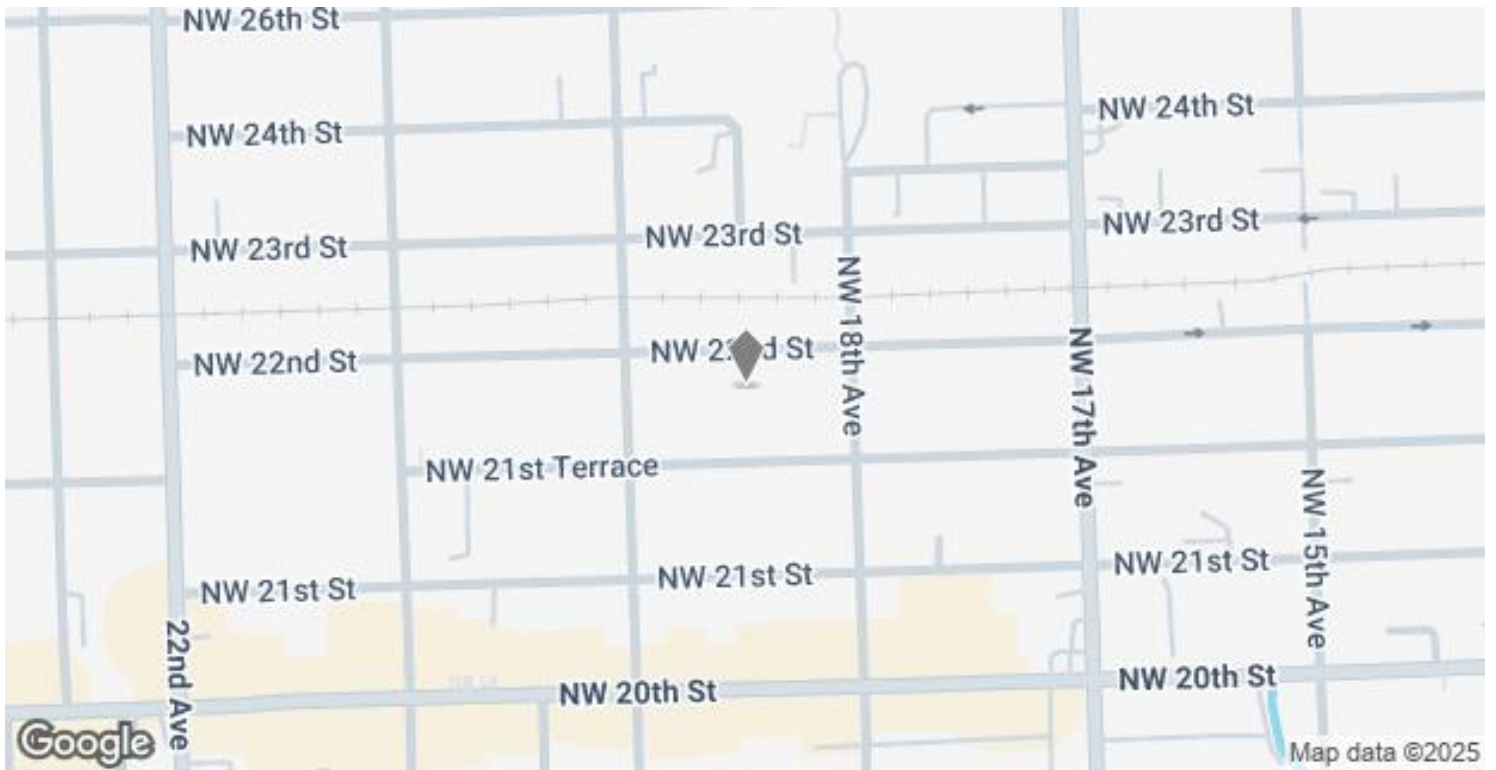
 RAILROAD

NS THOROUGHbred BULK TRANSFER TERMINAL-MIAMI-FL

6 min drive

2.9 mi

## MAP



## ADDITIONAL PHOTOS



IMG\_5107



IMG\_5105



IMG\_5106 (1)

**Listing ID:** 36079756

**Date on Market:** 6/2/2025

**Last Updated:** 6/5/2025

**Address:** 1846-1848 NW 22nd St, Miami, FL 33142