

**AVAILABLE
FOR SALE**



± 36,000 TOTAL SF
INDUSTRIAL PROPERTY

5395 NW 165th St
Hialeah, FL 33014

ASKING PRICE
\$9,400,000

305.359.6119

smith-cre.com

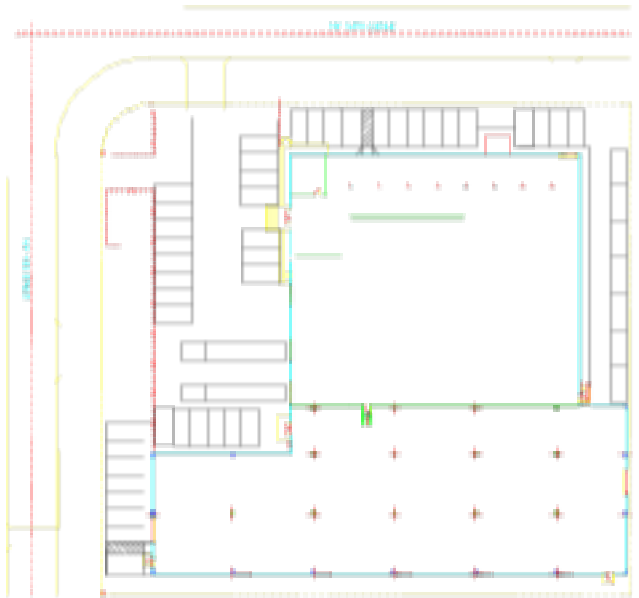
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PROPERTY FEATURES



| | |
|-------------------|-----------|
| Building Height | 21' |
| Dock High Doors | 4 |
| Street Level Door | 1 |
| Lot | 63,598 SF |
| Parking Spaces | 55 |
| Amps | 1200 |

FLOOR PLAN



PROPERTY DESCRIPTION

Prime Industrial Property in Hialeah Located at 5395 NW 165th St, Hialeah, FL, this exceptional freestanding warehouse offers an impressive 36,000 square feet of versatile space with a building height of 21 feet. The property sits on a sprawling 63,598-square-foot lot, providing ample room for operations and logistics. Key features include four dock high doors and one street-level door, ensuring efficient loading and unloading processes. The building is equipped with 1200 amps of power and features new impact windows for added security and energy efficiency. Parking will never be an issue with up to 55 parking spaces available on-site.

PROPERTY IMAGES



LOCATION DESCRIPTION

Accessibility is a significant advantage, with the property located just 0.5 miles from the 826 on-ramp, and a convenient 30-minute drive to both Port Miami and the airport. This makes it an ideal location for businesses requiring efficient transportation and distribution channels. Whether you are a user or an investor, this property presents a unique opportunity in the thriving industrial market of Hialeah.



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