

# FOR LEASE

Hialeah Industrial Park

Managed By:



- **BUILDING 2:** 215 W 75<sup>th</sup> PI, Hialeah, FL 33012
- **BUILDING 3:** 315 W 75<sup>th</sup> PI, Hialeah, FL 33012
- **BUILDING 6:** 7620 W 2<sup>nd</sup> Ct, Hialeah, FL 33012



**BUILDING 1**  
Available: 15,972 SF

**BUILDING 2**  
Available: 16,484 SF

**BUILDING 3**  
Available: 40,200 SF

**BUILDING 6**  
Available: 36,232 SF



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## MULTI-UNIT AVAILABILITY

### Hialeah Industrial Park

This multi-building Hialeah industrial park currently offers multiple vacancies, ranging from small-bay suites to larger distribution space, with 18' clear, a mix of grade-level and dock-high loading, and sprinklered buildings. Select availabilities include yard, heavy power, ventilation, and multiple dock positions, with quick access to Opa-Locka Airport, I-75, and the Florida Turnpike.

| Building   | Space                             | SF Available | Move-in             |
|------------|-----------------------------------|--------------|---------------------|
| Building 2 | 215 W 75 <sup>th</sup> Pl- Unit A | 16,484 SF    | End of March        |
| Building 3 | 315 W 75 <sup>th</sup> Pl         | 40,200 SF    | End of March        |
| Building 6 | 7620 W 2 <sup>nd</sup> Ct         | 36,232 SF    | Immediate Occupancy |

## REACH OUT FOR LEASING INFORMATION

*Need a different size space?  
Reach out—we may have flexible solutions available.*

BUILDING 2:  
215 W 75<sup>TH</sup> PL - UNIT A  
HIALEAH, FL 33012

## PROPERTY SUMMARY



The west side of this Hialeah industrial building offers **16,484 SF** with 3,236 SF of built-out office and 18' clear height. The space is configured for smooth day-to-day operations with front drive-in loading, multiple overhead doors, including a 22' x 14' high-clearance drive-in door, plus 480V / 3-phase power (1,200 amps) and strong ventilation.

The building is 100% wet-sprinklered and the site is fully fenced, secured, drained, and well lit. A new roof installed in 2025 adds long-term value, making this a dependable option for distribution, service, or light manufacturing users in a proven Hialeah industrial pocket.

## PROPERTY HIGHLIGHTS



- **3,236 Office Build-out**
- **18' Clear Height**
- **Drive-in Loading Doors**
- **On-site Parking**
- **(1) 22' x 14' High-clearance Door**

**Price:** \$16/SF NNN

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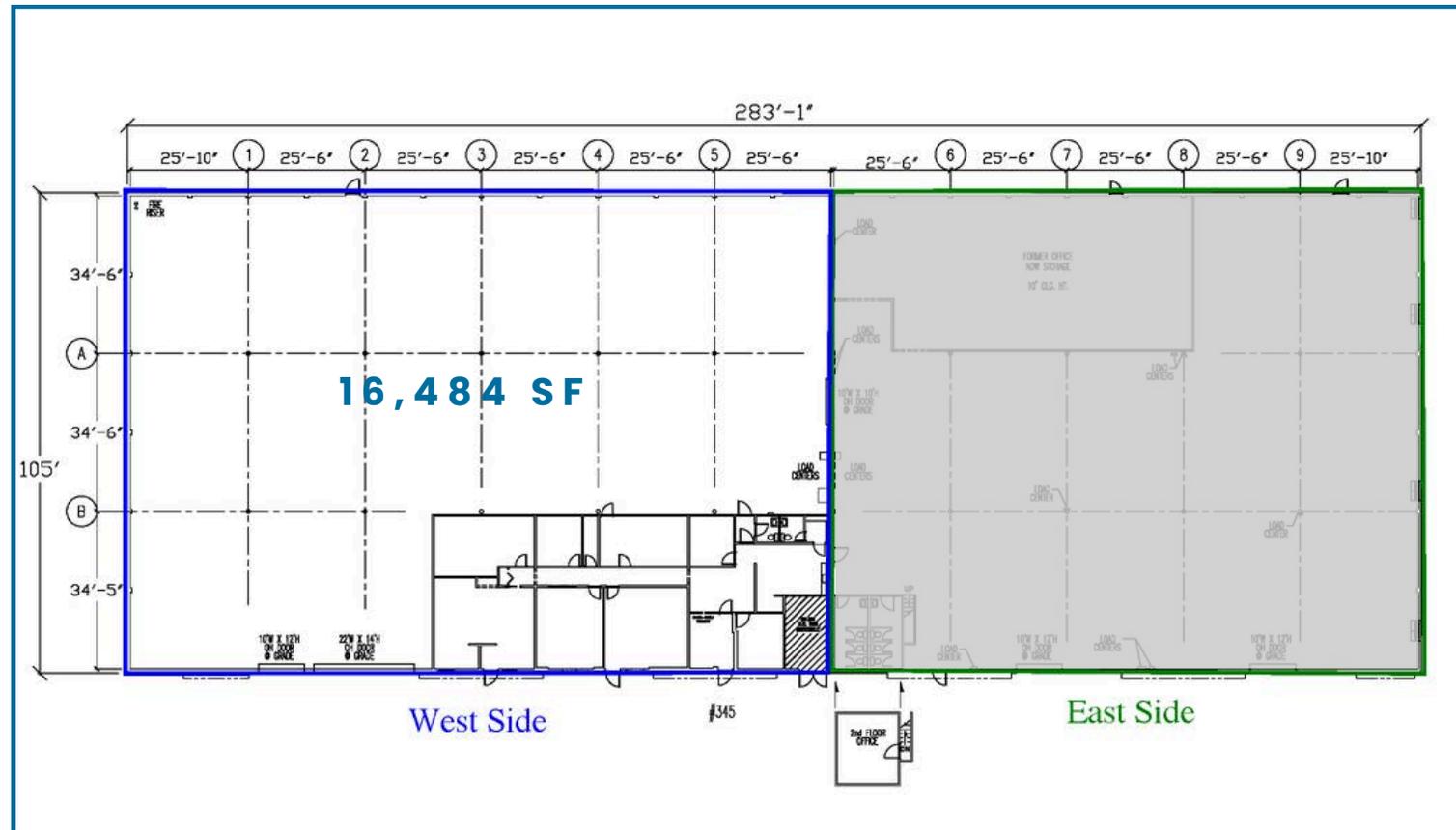
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# FLOOR PLAN

BUILDING 2:  
215 W 75<sup>TH</sup> PL - UNIT A  
HIALEAH, FL 33012

SPACE SQFT: 16,484 SF



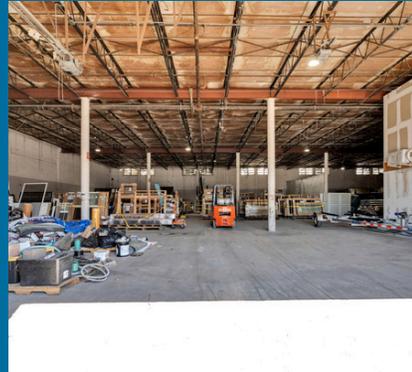
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# PROPERTY PHOTOS

BUILDING 2:  
215 W 75<sup>TH</sup> PL - UNIT A  
HIALEAH, FL 33012

SPACE SQFT: 16,484 SF



BUILDING 3:  
315 W 75<sup>TH</sup> PL  
HIALEAH, FL 33012

## PROPERTY SUMMARY



This space is a **40,200 SF** Hialeah industrial facility built for high-throughput users that need both dock-high and drive-in functionality. The space offers 18' clear, 1,364 SF of office, and interior dock wells with seven dock positions, plus a drive-in door for flexible loading. The building is fully wet-sprinklered and supported by 480V / 3-phase power (1,200 amps) and strong ventilation, making it a solid fit for distribution, logistics, or light manufacturing operations.

## PROPERTY HIGHLIGHTS



- **Dock-high + Drive-in Loading**
- **18' Clear Height**
- **1,364 SF Office Area**
- **480V/3-phase power**
- **On-site Parking**

**Price:** \$16/SF NNN

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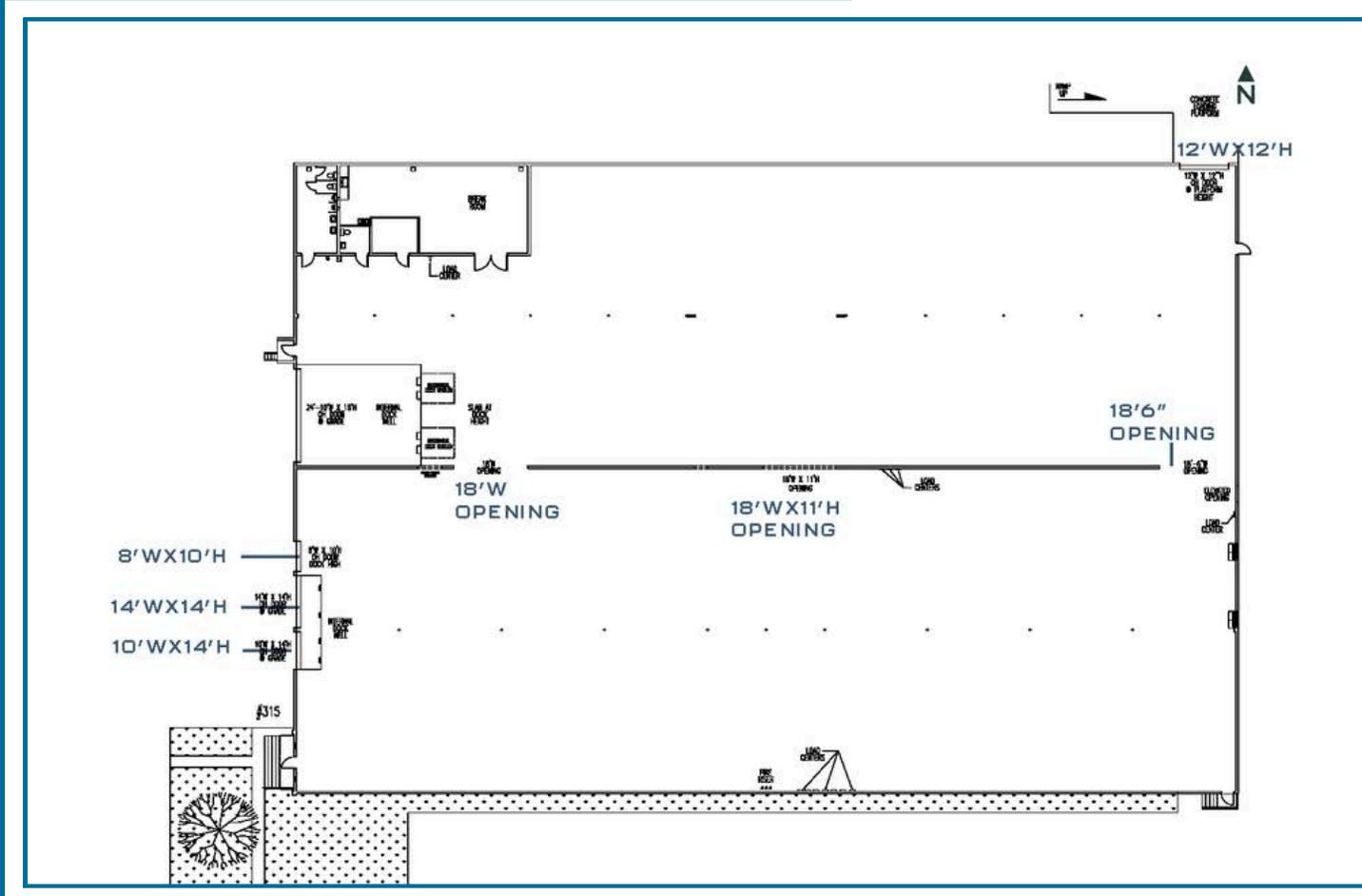
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# FLOOR PLAN

BUILDING 3:  
315 W 75<sup>TH</sup> PL,  
HIALEAH, FL 33012

SPACE SQFT: 40,200 SF



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# PROPERTY PHOTOS

BUILDING 3:  
315 W 75<sup>TH</sup> PL,  
HIALEAH, FL 33012

SPACE SQFT: 40,200 SF



BUILDING 6:  
7620 W 2<sup>ND</sup> CT  
HIALEAH, FL 33012

## PROPERTY SUMMARY



This well-located industrial building offers up to **36,232 SF** with  $\pm 3,000$  SF of office and flexible demising options.  $\pm 36,232$  SF total, can be split into  **$\pm 16$ K SF** and  **$\pm 20$ K SF options**. The warehouse features dock-high and drive-in loading, 18' clear height, 480V 3-phase power (1,800 amps), and wall-mounted exhaust fans for strong ventilation.

The property is fully sprinklered, secured and fenced, and includes a lit, drained yard with four dock-high doors, a pit leveler, and ramp access. A new AC unit has been installed, and the site provides convenient access to I-75, Palmetto Expressway, and Dolphin Expressway, with quick connectivity to I-95, MIA Cargo, and PortMiami.

## PROPERTY HIGHLIGHTS



- 3,000 SF Office Space
- Option to split to  $\pm 16$ K SF or  $\pm 20$ K SF
- 18' Clear Height
- 4 Dock High Doors
- 1 Ramp
- 480V/3-phase power
- Fully Fenced, Secured Yard Area

**Price:** \$16/SF NNN

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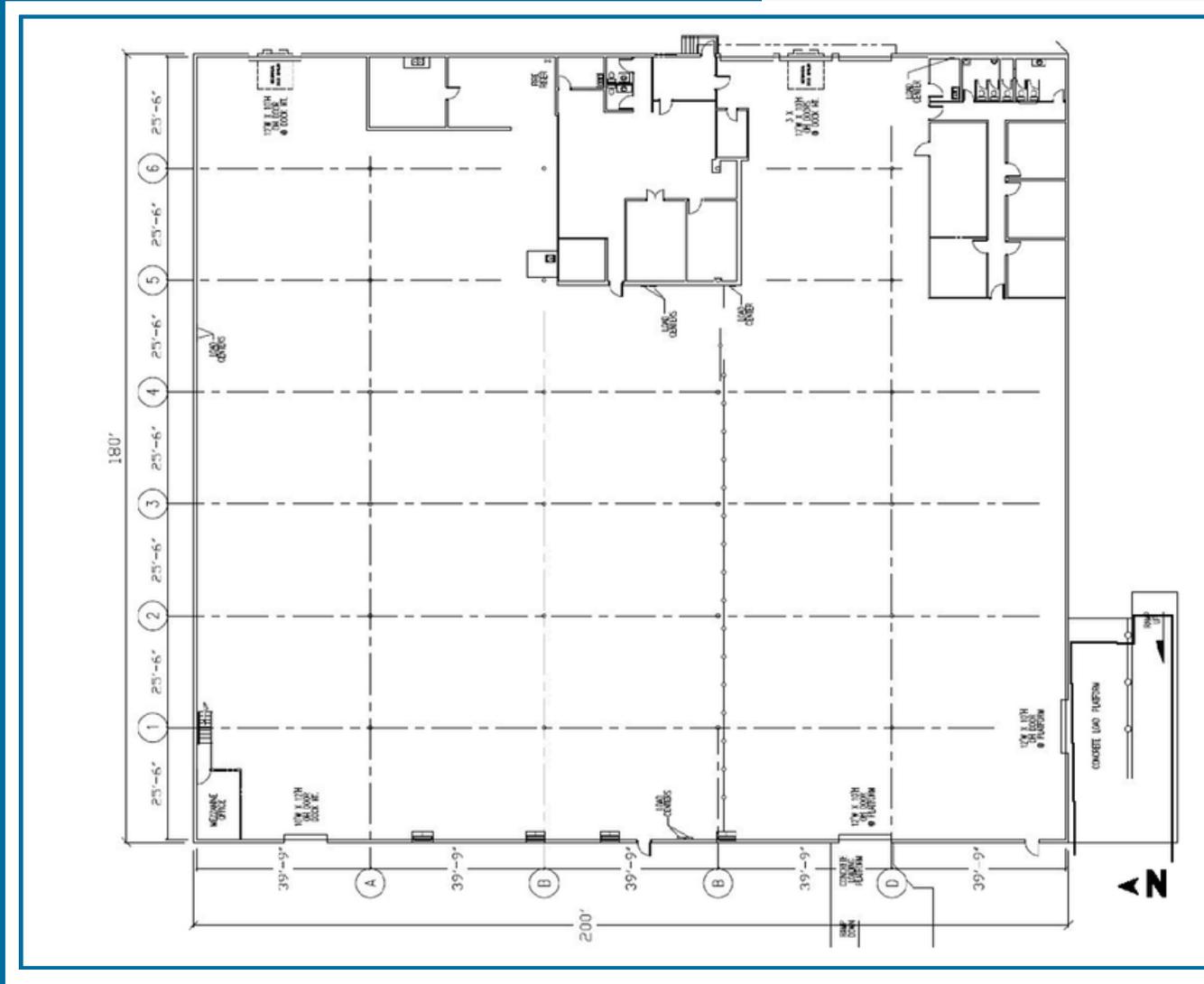
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# FLOOR PLAN

BUILDING 6:  
7620 W 2<sup>ND</sup> CT  
HIALEAH, FL 33012

SPACE SQFT: 36,232 SF



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# PROPERTY PHOTOS

BUILDING 6:  
7620 W 2<sup>ND</sup> CT  
HIALEAH, FL 33012

SPACE SQFT: 36,232 SF



## LOCATION HIGHLIGHTS

- **Palmetto Expressway (SR-826):**  
±1-2 miles | ±5-10 minutes
- **Okeechobee Rd (US-27):** ±2-4  
miles | ±7-12 minutes
- **I-95:**  
±9-12 miles | ±20-30 minutes
- **Miami International Airport (MIA):**  
±6-9 miles | ±15-25 minutes
- **PortMiami:**  
±12-14 miles | ±25-35 minutes

SUBJECT PROPERTIES

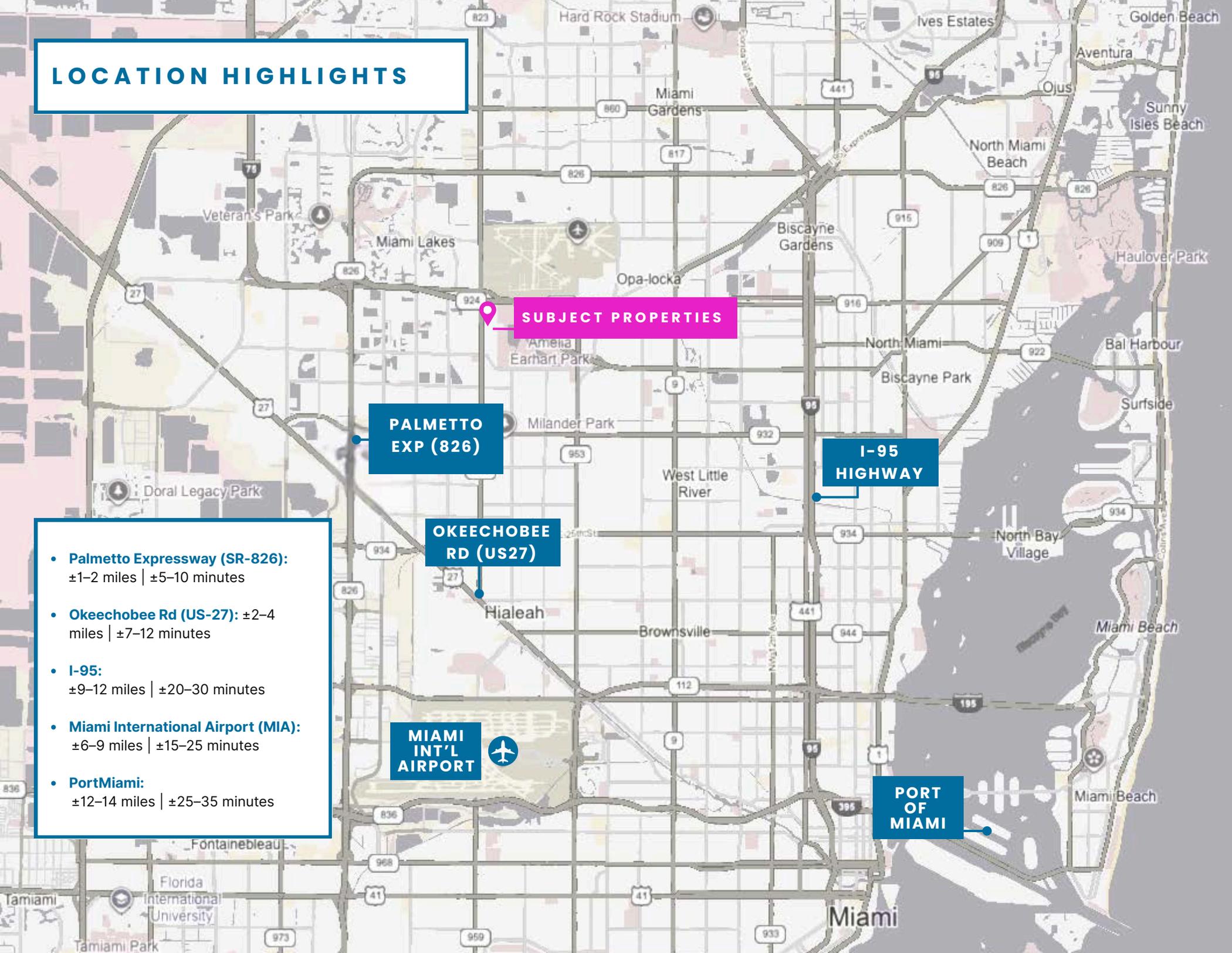
PALMETTO  
EXP (826)

I-95  
HIGHWAY

OKEECHOBEE  
RD (US27)

MIAMI  
INT'L  
AIRPORT

PORT  
OF  
MIAMI



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