



2757 W 77th Place

HAIALEAH, FL 33016

LIST PRICE: \$3,675,000



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COMMERCIAL

2757 W 77th Place, Hialeah, FL 33016

PROPERTY OVERVIEW

Located in the thriving industrial hub of Hialeah, this freestanding ±5,000 SF warehouse sits on an 11,000 SF lot with prime visibility and access. Zoned M-1 Light Industrial, the property is strategically positioned near major transportation arteries, offering seamless connectivity to Miami International Airport, Port of Miami, and key highways.

Currently occupied by ECO Stone Supply, a long-standing stone and materials distributor, the property provides both stability and flexibility. With open warehouse space, a 660 SF office/mezzanine, 16' clear ceiling height, polished concrete floors, two overhead doors, gated yard space, and three-phase power, the building is designed to accommodate a wide range of industrial and distribution uses.

The property has been well maintained and recently upgraded, featuring fresh paint, modern finishes, and secure access. Its efficient layout and high functionality make it ideal for contractors, distributors, manufacturers, or owner-users seeking a turnkey facility in one of Miami's most dynamic industrial submarkets.

With Hialeah's industrial market experiencing record demand and rising rental rates, this asset presents an excellent opportunity for investors to reposition and capture upside or for an end-user to establish their operations in a high-growth, supply-constrained market.

KEY FEATURES

- Prime Hialeah Location Situated in the heart of Miami's most active industrial submarket with easy access to major highways, Miami International Airport, and Port of Miami.
- Freestanding Industrial Building – ±5,000 SF on an 11,000 SF lot, ideal for distribution, manufacturing, or contractor use.
- Functional Layout – 16' clear ceiling height, open warehouse floor plan, and a 660 SF office/mezzanine for administrative use.
- Two Grade-Level Overhead Doors – Allowing efficient loading/unloading and seamless operations.
- Upgraded & Well-Maintained – Recently refreshed with polished concrete floors, secure gated access, and modern finishes.
- Power & Infrastructure – Equipped with three-phase power to support heavy machinery and industrial operations.
- Ample Yard & Parking – Gated lot with outdoor storage or fleet parking capacity.
- Owner-User or Investor Opportunity – Perfect for businesses seeking their own facility or investors looking to capture rental upside in a high-demand market.
- Zoned M-1 Light Industrial – Flexible zoning allows for a variety of industrial and commercial uses.



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PROPERTY DETAILS

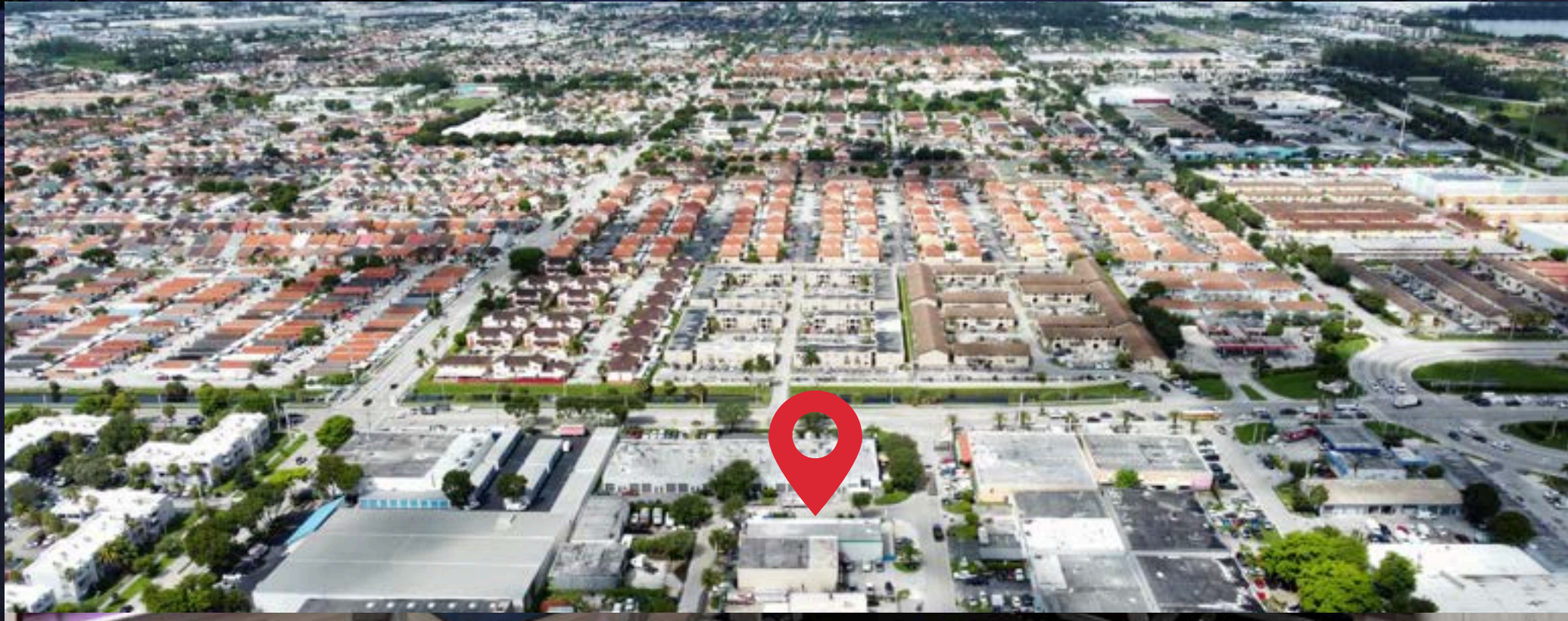
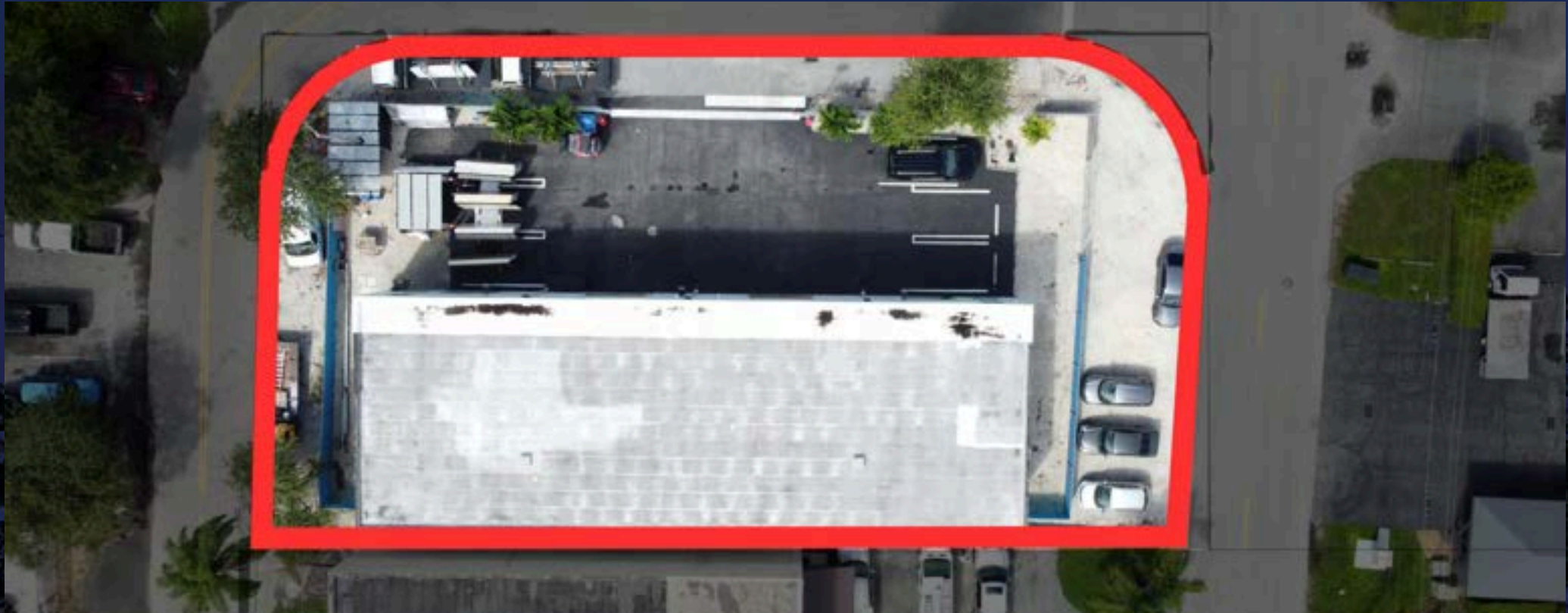
Roof Updated :	2024
Ceiling Height:	16 Ft
Warehouse Space:	5,178 SqFt
Office Space:	660 SqFt
Lot Size:	11,000 SqFt
Built in:	2001
Year Renovated:	2024
Parking Spots:	8
Bay Doors:	2

More Details: Fully Renovated in 2024 with new roof, updated exterior, and modern finishes.
Flexible Zoning (M-1 Light Industrial) allowing a wide variety of industrial and light manufacturing uses.
Freestanding Building: Ideal for owner-users, contractors, or distributors.

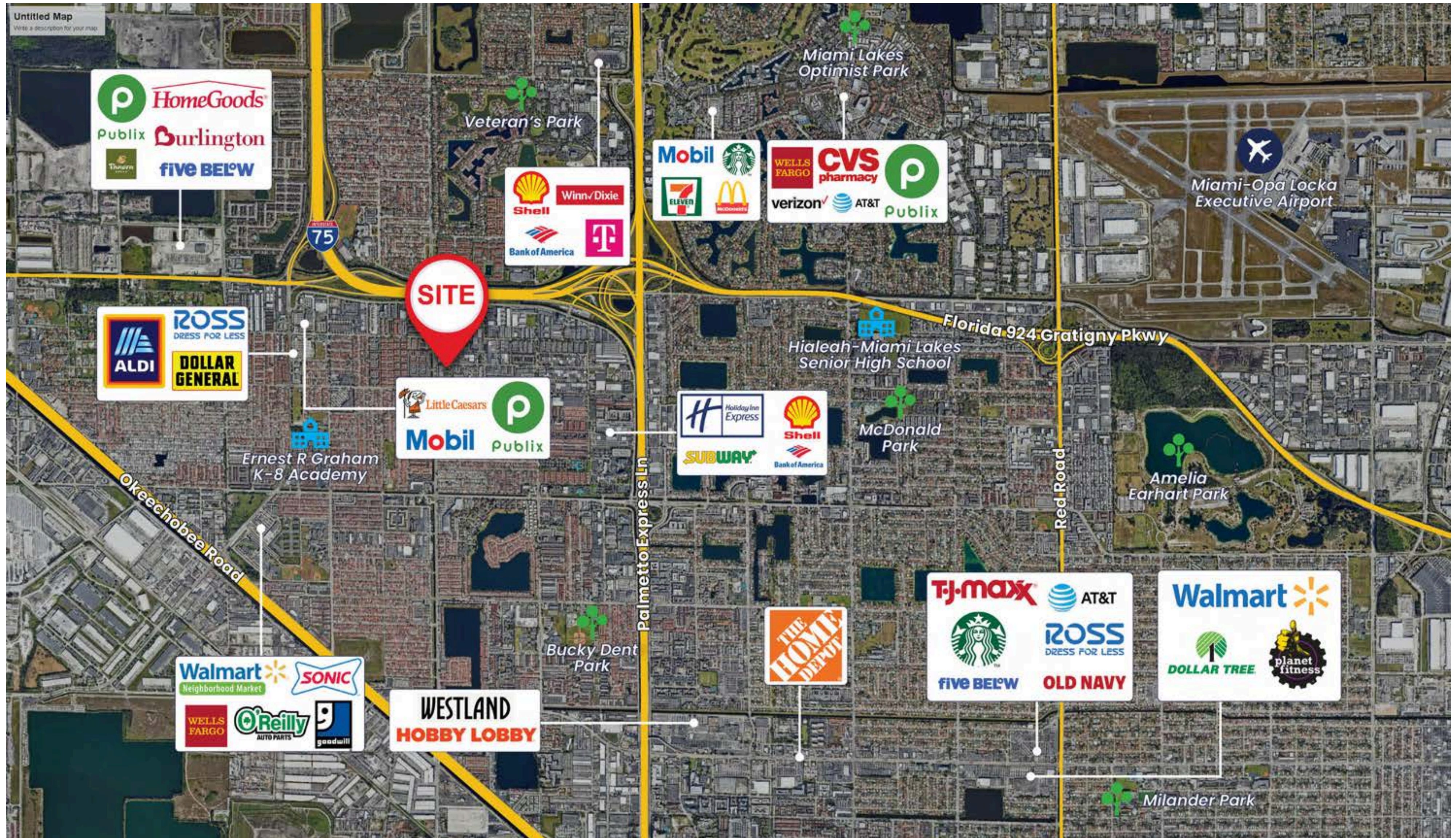
Zoning: M-1 7100- Industrial- Light MFG



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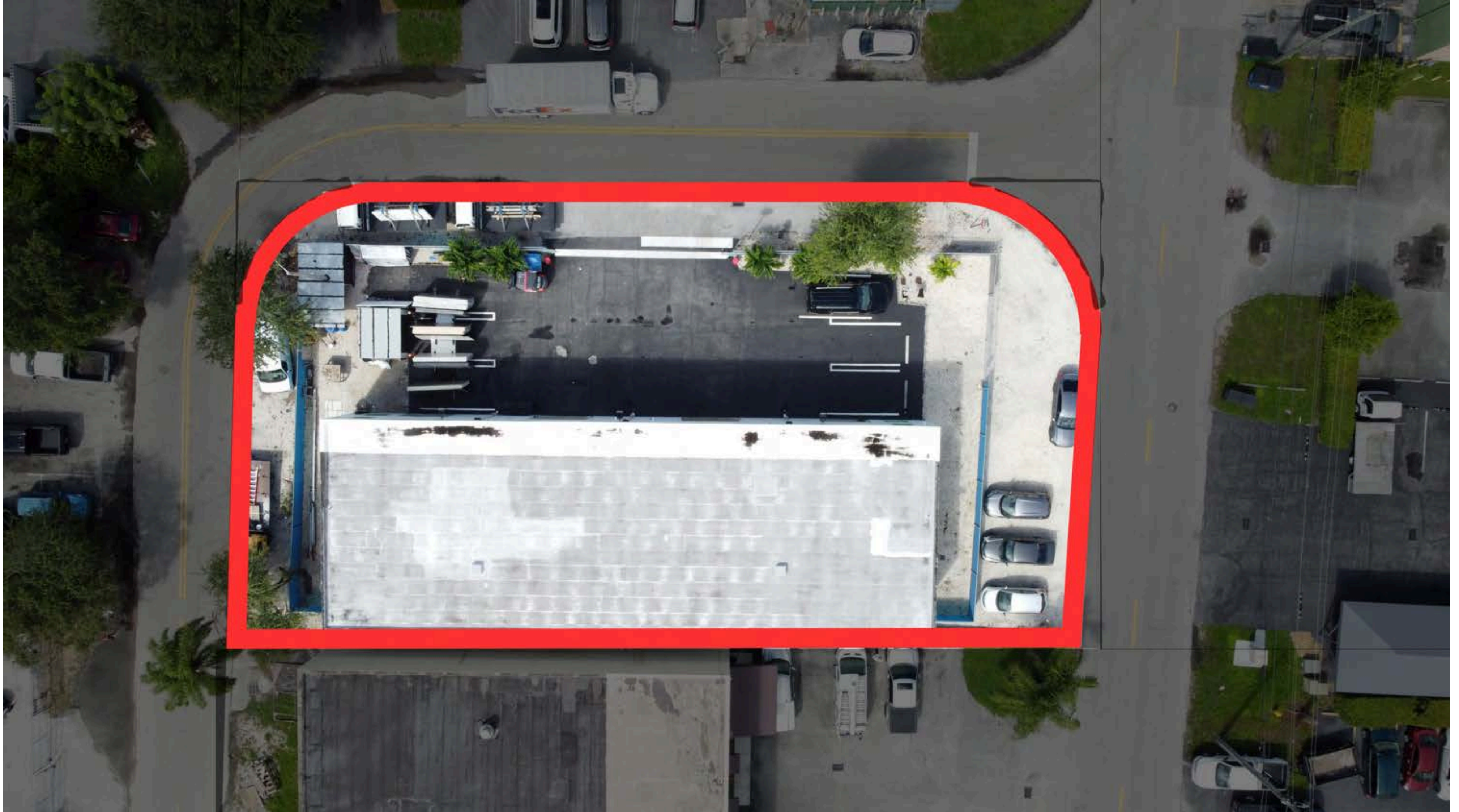
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Upcoming Developments



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BLACKSTONE SELLS COLD STORAGE FACILITY FOR \$43M

Address: 13801 NW 112TH AVE

Description: Blackstone sells 9.4 Acre site at \$374/PPSF

Site: <https://therealdeal.com/miami/2024/08/08/perez-familys-related-urban-plans-miami-dade-public-housing/>

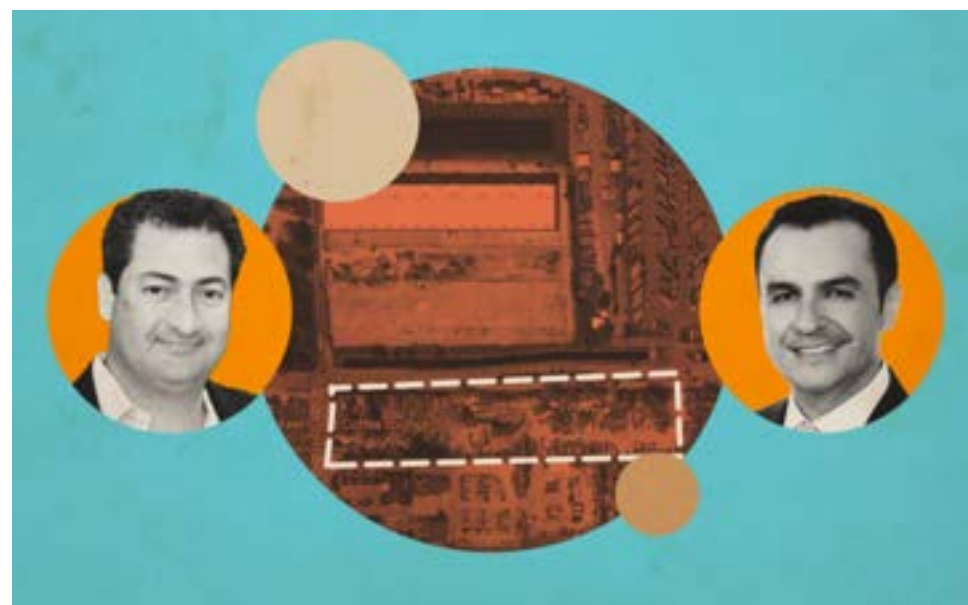


TA REALTY BUYS HIALEAH GARDENS WH FOR \$26M

Address: 14001 NW 112th Ave

Description: The building totals 154,121 SF on 10 acres after ecer west built the property

Site: <https://therealdeal.com/miami/2024/08/08/perez-familys-related-urban-plans-miami-dade-public-housing/>



INDIGO, LINVEST PLAN MIXED-USE PROJECT IN HIALEAH GARDENS

Address: NW 138 st & NW 107 Ave

Description: 3 Story Self-Storage between 7 retail sites on an 8 acre sote

Site: <https://therealdeal.com/miami/2024/06/05/developer-plans-biggest-miami-dade-live-local-act-project/>



AMERICAN DREAM MALL

Description: The Ghermezian Family is planning to build the biggest mall in America on 175 acre site

Site: <https://therealdeal.com/miami/2024/06/05/developer-plans-biggest-miami-dade-live-local-act-project/>



EVERWEST BUYS HIALEAH GARDENS WH FOR \$43M

Address: 10900 NW 146 ST

Description: Purchased a newly developed Class A building sitting on 8.5 acres and has 21 bays with 30ft ceilings.

Site: <https://therealdeal.com/miami/2024/06/05/developer-plans-biggest-miami-dade-live-local-act-project/>



EASTON SECURES \$24M CONSTRUCTION LOAN

Address: NW 144 St to 142 St

Description: Easton Group scored \$24M cosntruction loan for a Hialeah Gardens spec warehouse

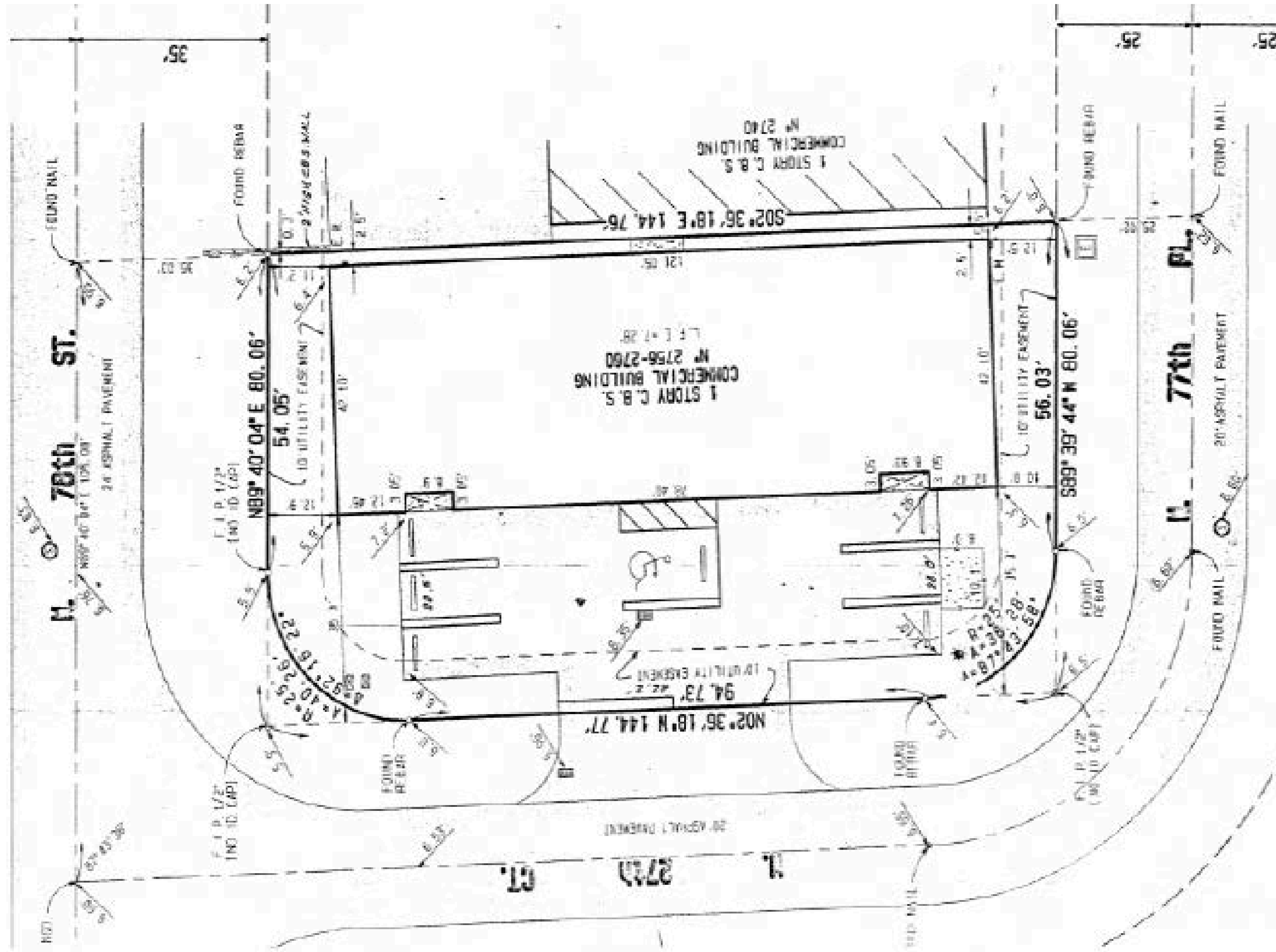
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Land Survey

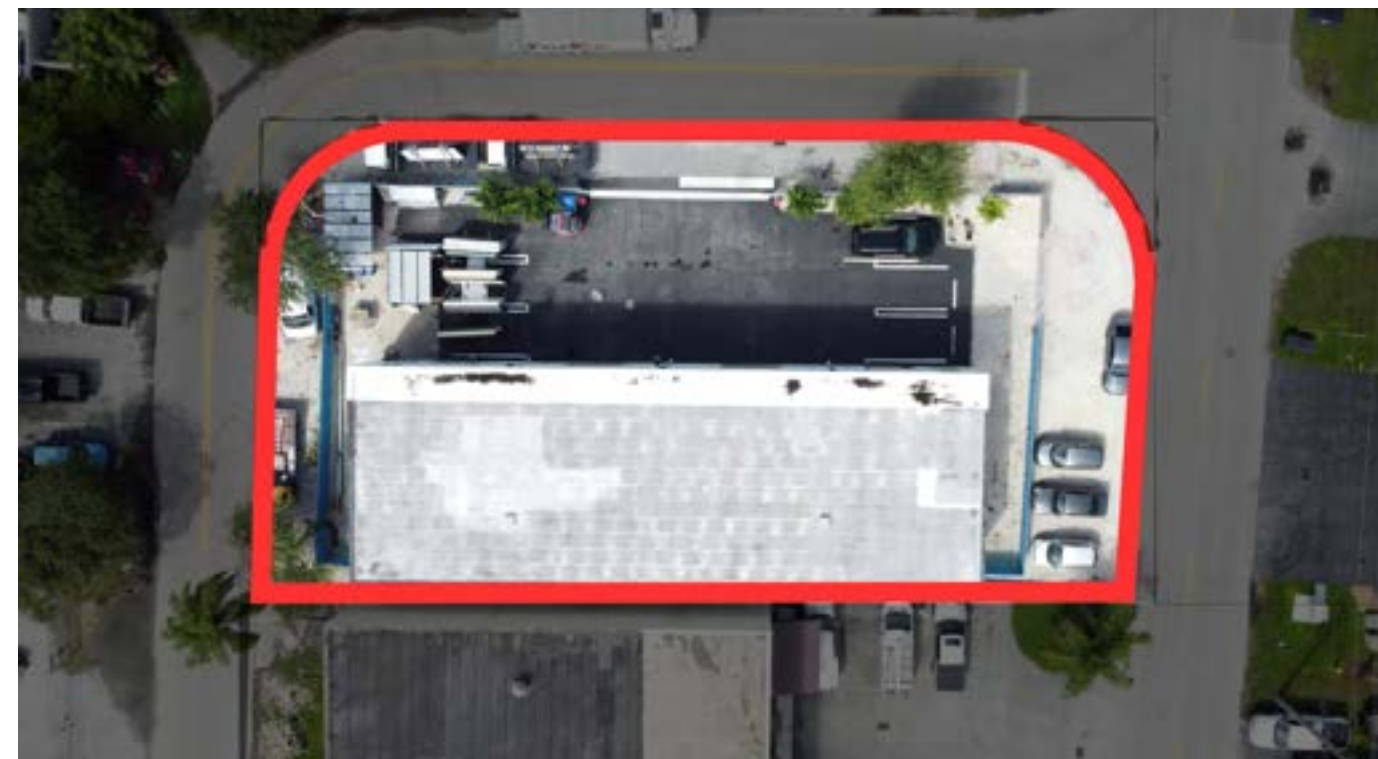
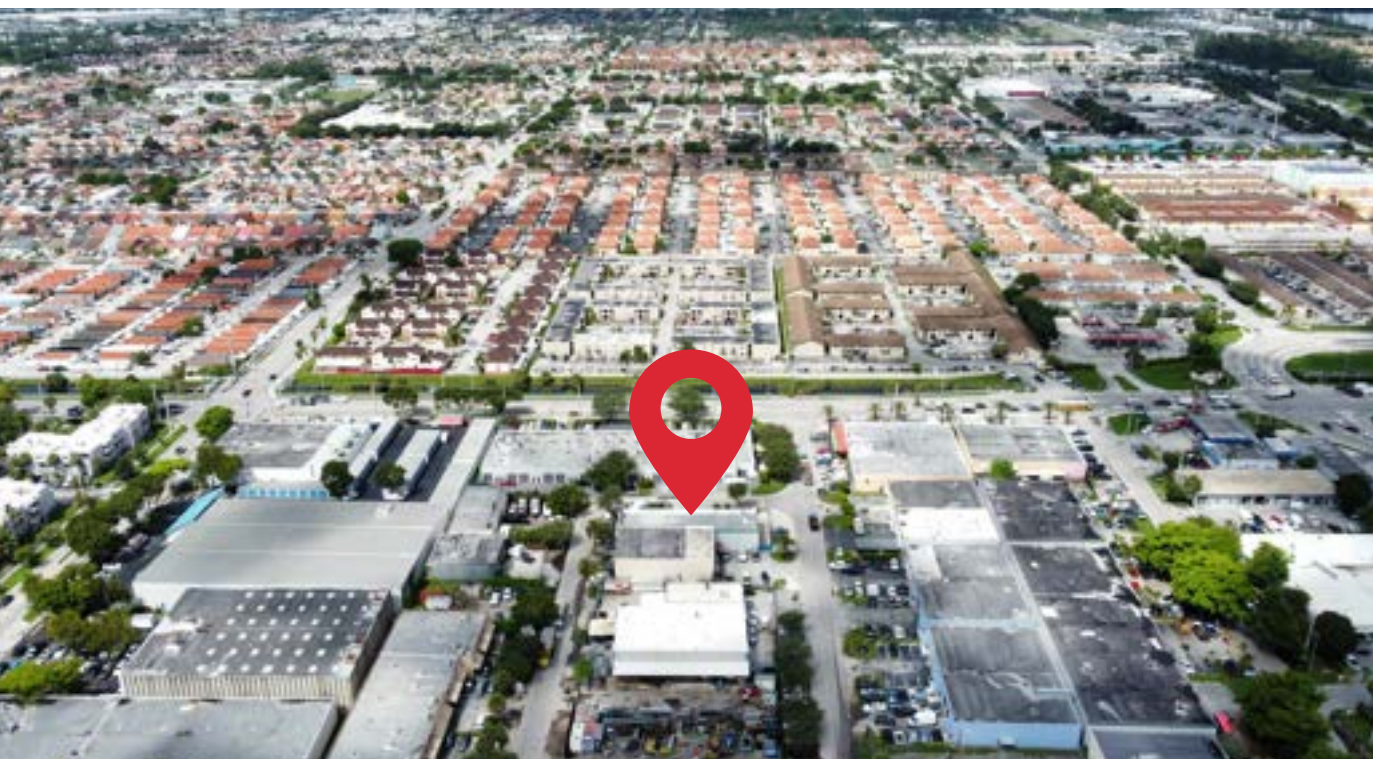


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