

AVAILABLE FOR LEASE



±10,370 SF

INDUSTRIAL WAREHOUSE

**7985 WEST 20TH AVE
HIALEAH, FL 33014**

**LEASE RATE:
\$20.00 PSF GROSS**

**CONTACT:
📞 305.817.8899**

VIVO
REAL ESTATE GROUP



PROPERTY HIGHLIGHTS

SIZE: ±10,370 SF

OFFICE: ±800 SF

CEILING HEIGHT: 18'

LOADING: 3 STREET LEVEL LOADING DOORS

PALMETTO FRONTAGE

AVAILABLE: 2/2026

Ideally positioned, this industrial property offers exceptional connectivity for logistics and distribution users. The site provides immediate access to the Palmetto Expressway (SR 826), with close proximity to Okeechobee Road (US 27), I-75, and Florida Turnpike, allowing efficient movement throughout Miami-Dade and Broward Counties. Palmetto Expressway frontage offers prime branding and advertising opportunity, delivering outstanding visibility to tens of thousands of daily commuters—an ideal advantage for prospective tenants seeking both operational efficiency and high-impact exposure.

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FLOOR PLAN

