

FOR SALE

\$4,000,000

1677

W 31st Place, Hialeah, FL 33012



ABOUT THE PROPERTY

Prime Industrial Warehouse

This 16,100 sqft warehouse features four grade level doors, including one dock door, with street access at both the front and back, offering flexibility for logistics and operations. The property can be delivered vacant or with a tenant in place by December 31, 2025. Located just 1.5 miles from Okeechobee Metrorail and 1.9 miles from Palmetto Metrorail, it offers excellent transit connectivity. With its recent 40-year recertification and proximity to Miami International Airport, this well-maintained warehouse is ideal for investors looking for a stable property in a strategic location.

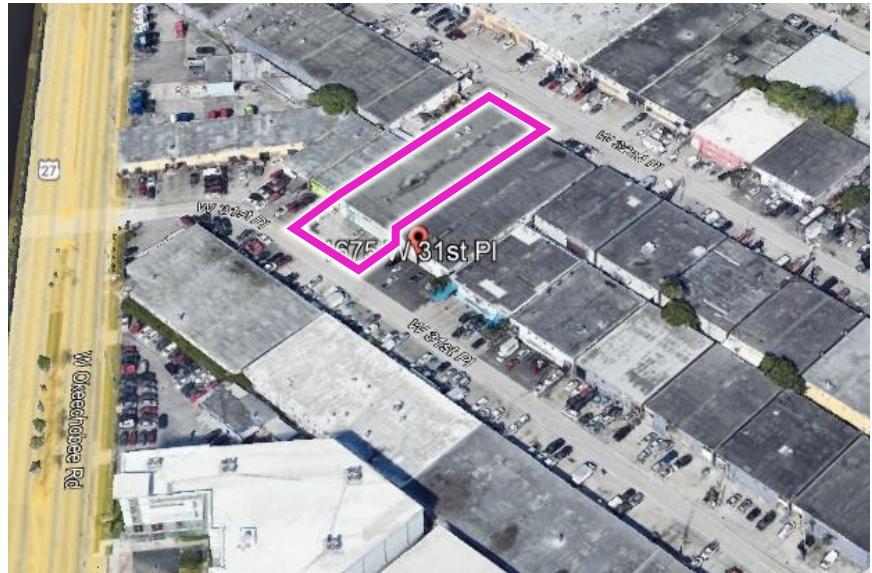
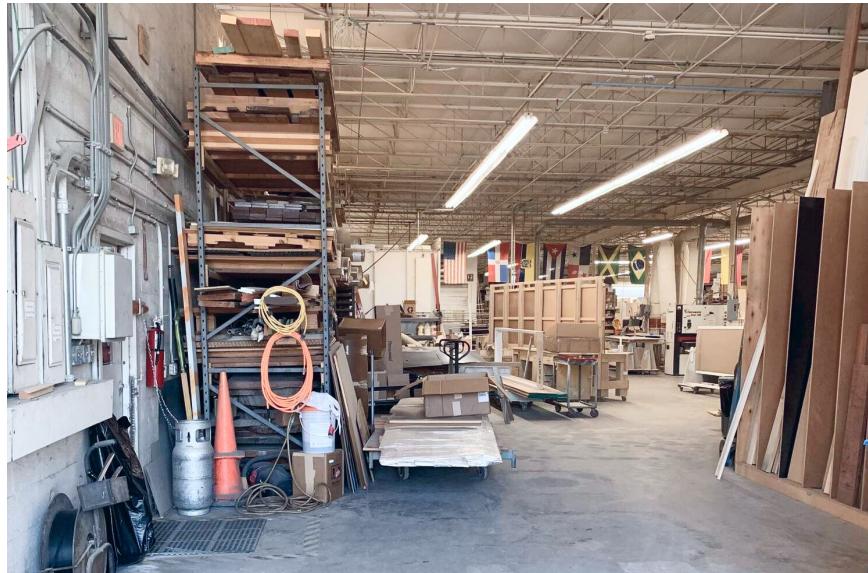
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HIGHLIGHTS

Purchase Price: \$4,000,000

Building Size: 16,100 SF

Leased: Tenant-leased at \$14.15/sqft NNN. Exp. Dec 31 2025

Doors: 4 grade level

Loading: 3 grade lvl, 1 dock

Transit Proximity:

- Okeechobee Metrorail Green Line (1.5 mi)
- Palmetto Metrorail Green Line (1.9 mi)

Airport Access: About a 13 min drive to Miami International Airport

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