

# FOR LEASE

**Industrial Warehouse**

3510 NW 60<sup>TH</sup> ST, Miami, FL 33142

OWNED & OPERATED BY:



ALLIANCE HP



Amanda J. Rubi

**(786) 879-9232**

[amanda@thehypegroup.com](mailto:amanda@thehypegroup.com)

Pablo Vignolo

**(305) 303-3837**

[pablo@thehypegroup.com](mailto:pablo@thehypegroup.com)

Raul Pino

**(786) 503-5583**

[raul@thehypegroup.com](mailto:raul@thehypegroup.com)

3510 NW 60<sup>TH</sup> ST, MIAMI, FL 33142  
HIALEAH, FL 33012

## PROPERTY FEATURES



- Flexible Demising Options: 8,500 SF – 55,569 SF
- Undergoing Major Interior & Exterior Upgrades
- 18' Clear Height
- 6 Drive-In Doors & 12 Dock-High Positions
- Heavy 3-Phase Power | 2,100 Amps
- Office Built-to-Suit
- 30+ Parking Spaces with Fully Fenced Yard
- Tenant improvement packages offered
- Covered loading area

## LOCATION HIGHLIGHTS



- *Approximately 10 minutes from Miami Int'l Airport*
- *Convenient access to I-95, 836 Dolphin Expressway and 826 Palmetto Expressway*
- *Neighbors to Amazon, Gulfeagle Supply, Garland Foods and more major operators with a surplus workforce*



**Lease Rate: \$17/SF NNN**

# PROPERTY PHOTOS

3510 NW 60<sup>TH</sup> ST, MIAMI, FL 33142  
HIALEAH, FL 33012



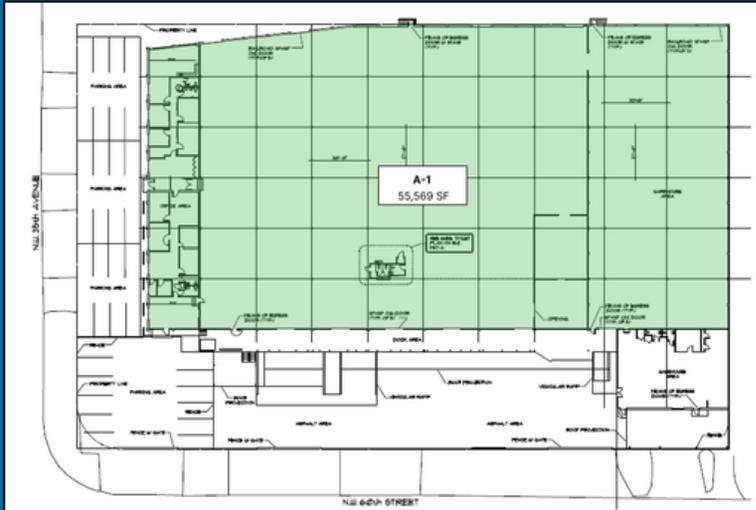
*\* Select images present a conceptual, refined representation of the building to showcase layout, scale, and overall potential.*



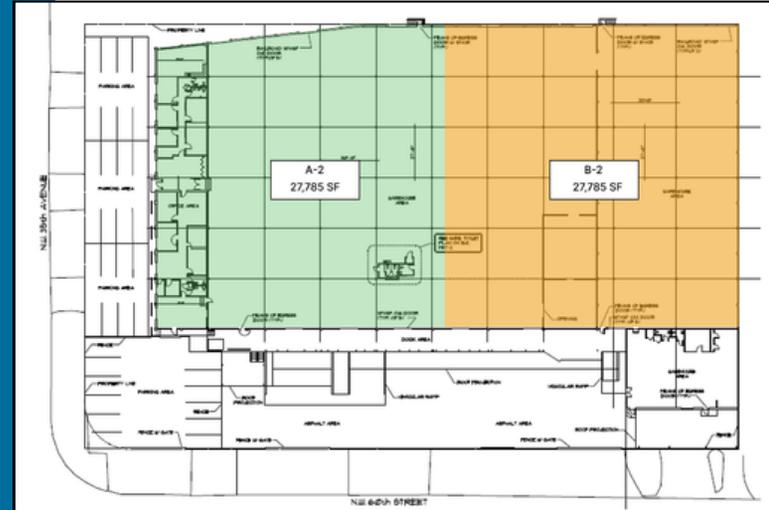
# DEMISING OPTIONS

3510 NW 60<sup>TH</sup> ST, MIAMI, FL 33142  
 HIALEAH, FL 33012

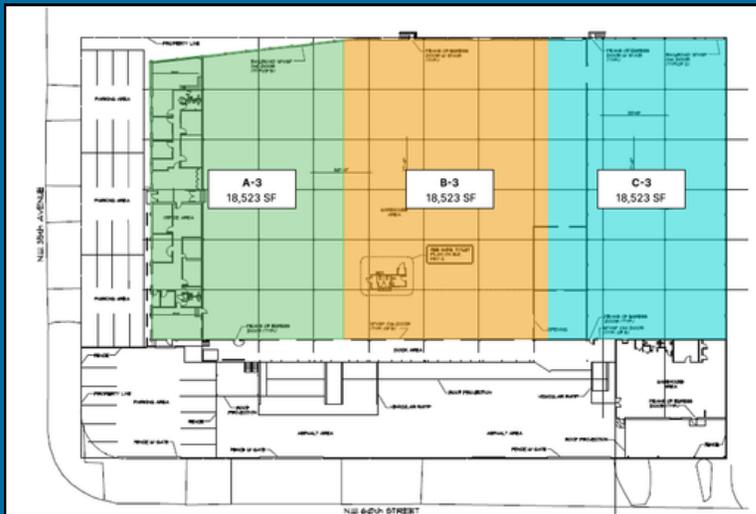
FLOOR PLAN A-1



FLOOR PLAN A-2



FLOOR PLAN A-3



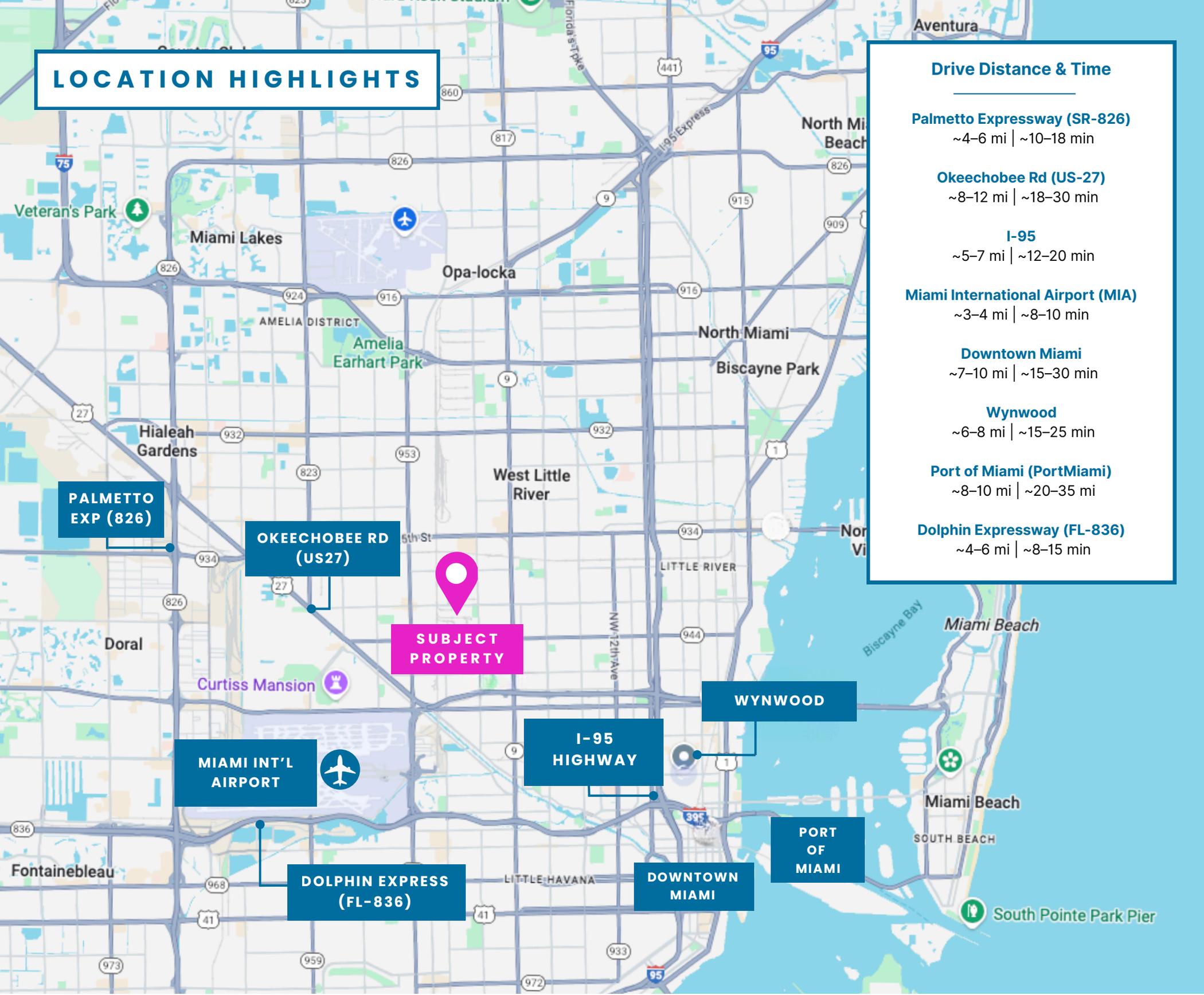
FLOOR PLAN A-4



THEHYPEGROUP.COM



# LOCATION HIGHLIGHTS



## Drive Distance & Time

### Palmetto Expressway (SR-826)

~4-6 mi | ~10-18 min

### Okeechobee Rd (US-27)

~8-12 mi | ~18-30 min

### I-95

~5-7 mi | ~12-20 min

### Miami International Airport (MIA)

~3-4 mi | ~8-10 min

### Downtown Miami

~7-10 mi | ~15-30 min

### Wynwood

~6-8 mi | ~15-25 min

### Port of Miami (PortMiami)

~8-10 mi | ~20-35 mi

### Dolphin Expressway (FL-836)

~4-6 mi | ~8-15 min

# CONTACT US

Amanda J. Rubi

**(786) 879-9232**

amanda@thehypegroup.com

Pablo Vignolo

**(305) 303-3837**

pablo@thehypegroup.com

Raul Pino

**(786) 503-5583**

raul@thehypegroup.com

📷 thehyperealestategroup

🌐 thehypegroup.com

Marketed By:



Managed By:



## Disclaimer

All information provided in this marketing material is sourced from reliable channels and is subject to errors, omissions, changes, or withdrawal of listings from sale or lease without notice. All square footage, dimensions, floor plans, and technical specifications are approximate and should be independently verified.