



available for sale or lease

# 45,409 SF WAREHOUSE INDUSTRIAL PROPERTY

7215 W 20 Avenue, Hialeah, FL

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## overview

# 7215 W 20 Avenue, Hialeah, FL

Asking Price: \$11,800,000

Lease Rate: \$18.95 Gross

• ± 45,409 SF Building	• 5 Dock High Doors	• Steel Bar Joist Roof
• ± 68,342 SF Lot	• 1 Concrete Ramp	• Concrete Block Exterior
• ± 4,110 SF Office/Showroom	• 35 Parking Spaces	• Fire Sprinklers Throughout
• ± 17' Clear Ceiling Height	• Heavy 3-Phase Power	• Direct Palmetto Exposure
• Secure Gated Rear Yard	• Light Industrial Zoning	• ±200,000 Cars Per Day

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## features

# 7215 W 20 Avenue, Hialeah, FL

- A** 3 of 5 Dock High Doors
- B** 2 of 5 Dock High Doors
- C** 1 Concrete Ramp
- D** 35 Parking Spaces
- E** Heavy 3-Phase Power
- F** ± 4,110 Office/Showroom
- G** ±41,300 SF Warehouse
- H** Secure Gated Rear Yard
- I** Palmetto Frontage



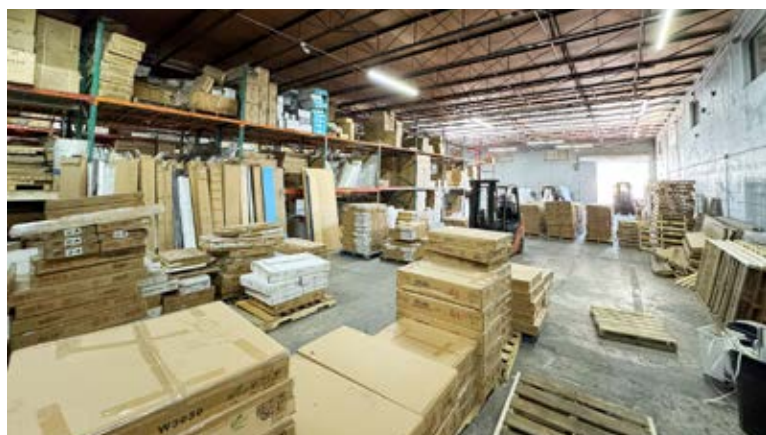
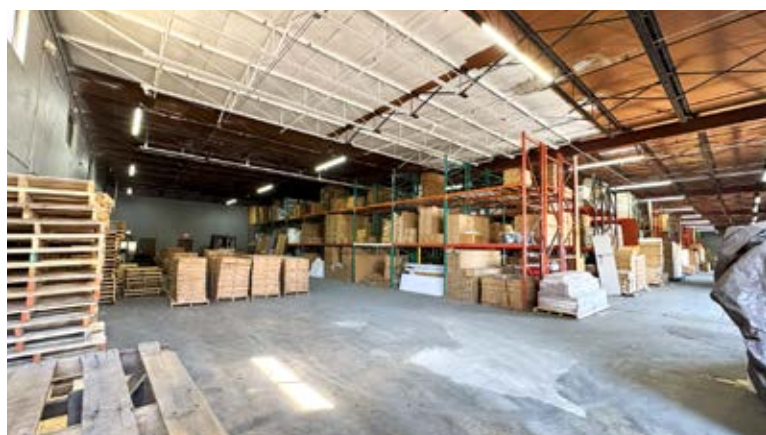
## location description

**Strategically located within the North Dade submarket within the City of Hialeah offering immediate access to the Palmetto Expressway, I-75, Florida Turnpike, & the Gratigny Expressway. Its proximity to major air and seaports for Miami-Dade and Broward County, with direct access to Miami Opa-Locka Executive Airport, makes this submarket one of the most desirable industrial areas in South Florida.**



images

**7215 W 20 Avenue, Hialeah, FL**





images

## 7215 W 20 Avenue, Hialeah, FL





aerial overview

# 7215 W 20 Avenue, Hialeah, FL







**7215 W 20 Avenue**

**DISTANCE FROM 7215**

826	0.27 mi
Gratigny Expressway	0.68 mi
I-75	0.74 mi
US 27	2.31 mi
Florida Turnpike	3.93 mi
Opa-Locka Airport	2.13 mi
Miami International Airport	5.92 mi
Port of Miami	11.6 mi