

available for sale or lease

# **45,409 SF WAREHOUSE INDUSTRIAL PROPERTY**

7215 W 20 Avenue, Hialeah, FL

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Contact **Tommy Gil** / (305) 975-3209



## 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

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**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.**

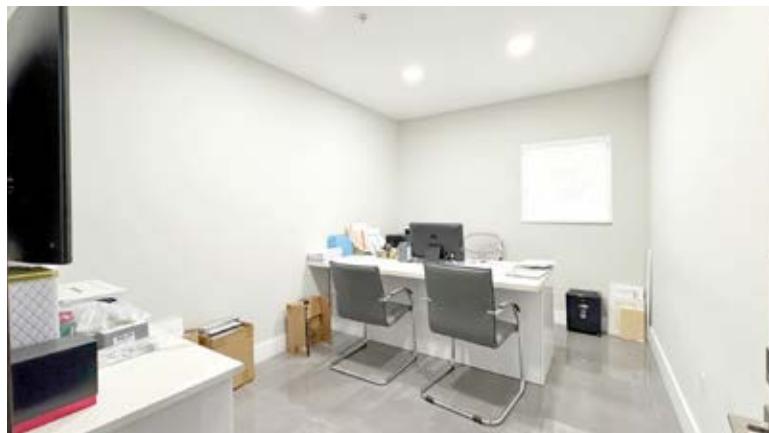
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## 7215 W 20 Avenue, Hialeah, FL



images

## 7215 W 20 Avenue, Hialeah, FL



aerial overview

## 7215 W 20 Avenue, Hialeah, FL



