

# FOR SALE

7395 W 18<sup>TH</sup> LANE | HIALEAH, FL 33014

20,238 Sqft

Managed By:



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# PROPERTY FEATURES

- (4) Dock-high Loading Doors
- 20' ft Clear Height
- Flexible layout suitable for storage, light industrial, or distribution users
- Central Miami-Dade location serving Hialeah & surrounding markets
- Convenient access to major highways, Miami-Dade industrial corridors, and Miami International Airport (MIA)
- Suitable for showroom space
- Highly sought-after industrial market with 95%+ occupancy
- Multiple access points from two separate streets  
One enclosed gated area



Sale Price:

**\$5,700,000**

# PROPERTY PHOTOS

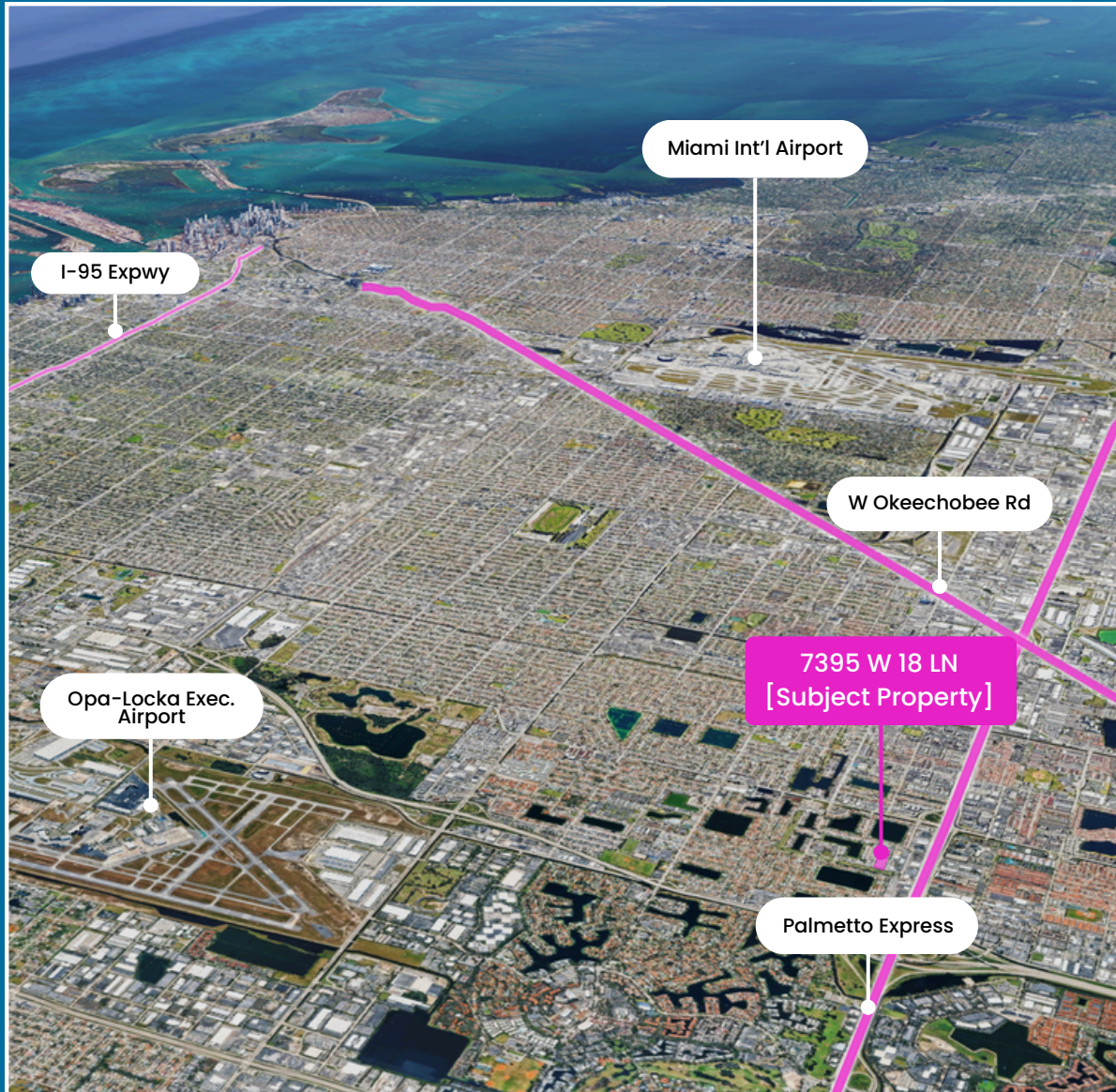


Enclosed Gated Area

# PROPERTY PHOTOS



# LOCATION HIGHLIGHTS



## I-95 Highway

Regional north-south artery connecting Broward, Miami & the Keys

- Approx. 8-10 miles / ~15-20 minutes

## Opa-Locka Executive Airport

Convenient access for corporate aviation & light cargo

- Approx. 5-6 miles / ~15-20 minutes

## Miami Int'l Airport (MIA)

Direct link to Miami's primary passenger & cargo hub

- Approx. 9 miles / ~20 minutes

## Palmetto Expressway (SR 826)

Fast connection into the Palmetto expressway network

- Approx. 0.5-1 mile / ~3-5 minutes

## Okeechobee Road (US 27)

Immediate access to a major trucking & industrial corridor

- Approx. 2-3 miles / ~5-10 minutes

# CONTACT US

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*Represented By:*

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