



LEASE RATE \$9.95 SF/YR

OFFERING SUMMARY

BUILDING SIZE:	49,708 SF
AVAILABLE SF:	18,000 SF
LOT SIZE:	1.13 AC
YEAR BUILT:	1957
ZONING:	M-1
MARKET:	Miami-Dade
SUBMARKET:	West Hialeah
APN:	04-3012-019-0320

PROPERTY OVERVIEW

SVN Commercial Realty is pleased to offer +/- 18,000 SF of Warehouse Space for Lease. Available for Immediate Occupancy.

PROPERTY HIGHLIGHTS

- +/- 18,000 SF Warehouse on 2 Floors
- Fully Concrete 2nd Floor
- Total of +/- 1,000 SF of Office Area
- Total of Two (2) Docks
- One (1) Dock is Recessed
- 9' Clear Height on 1st & 2nd Floor
- Sprinklered
- 600 Amp Power
- Ample Parking



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FOR LEASE

West Hialeah Warehouse

2450 W 8th Lane, Hialeah, FL 33010



First Floor Warehouse



First Floor Warehouse



First Floor Warehouse



First Floor Warehouse



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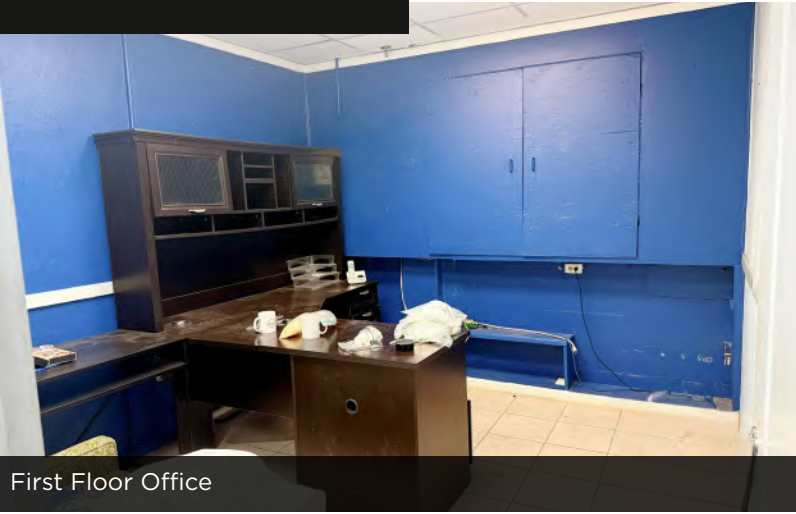
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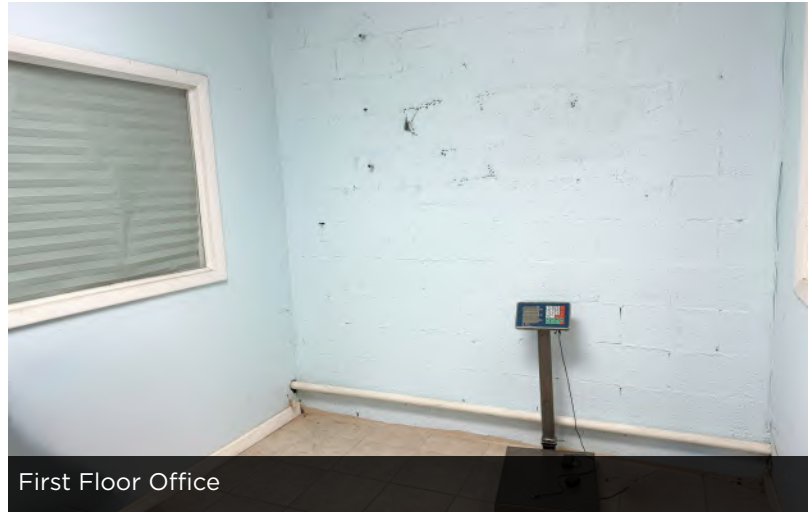
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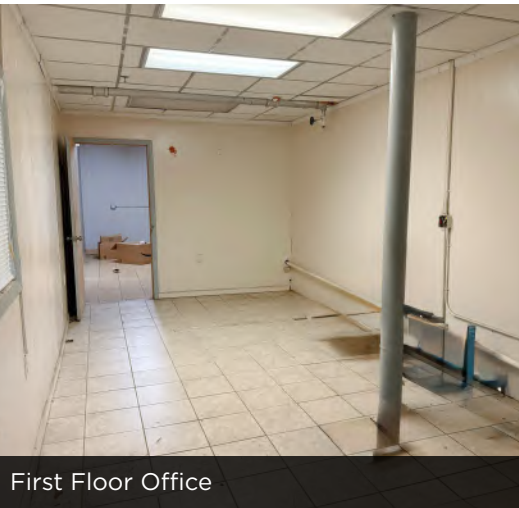
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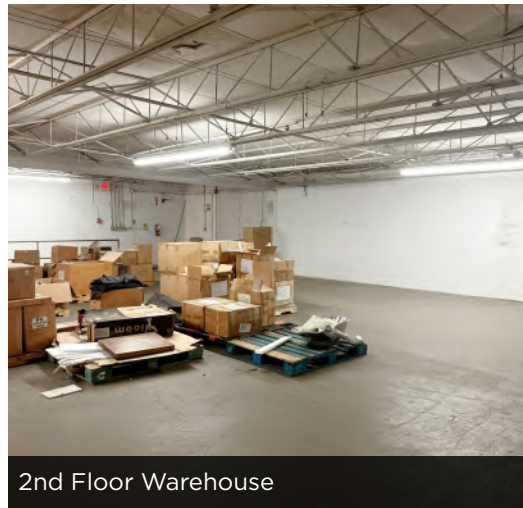
First Floor Office



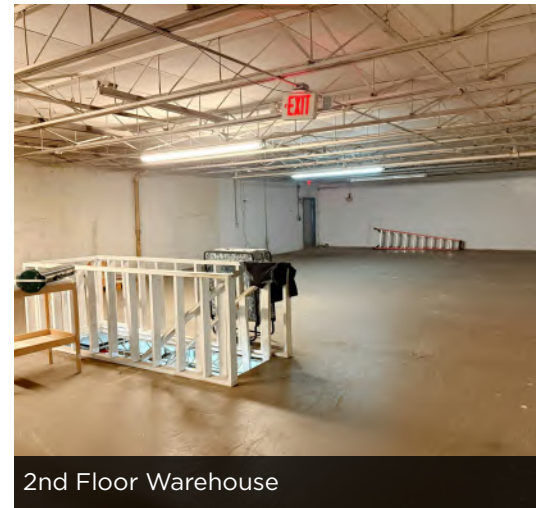
First Floor Office



First Floor Office



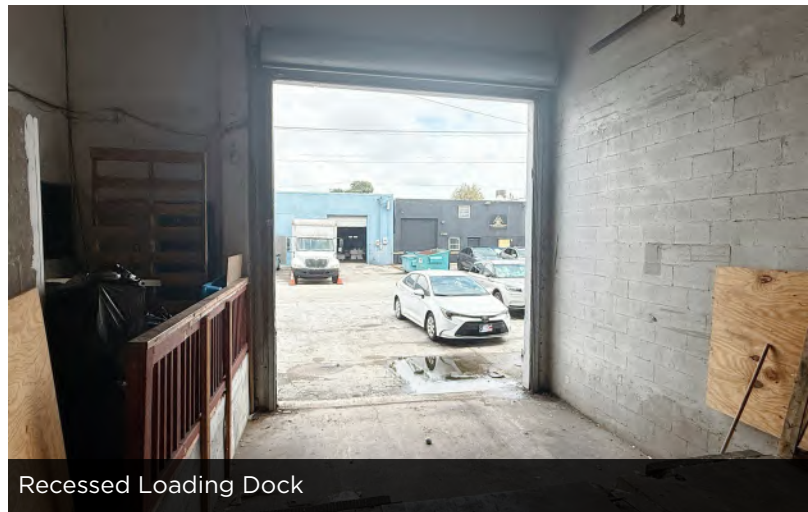
2nd Floor Warehouse



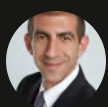
2nd Floor Warehouse



2nd Floor Warehouse



Recessed Loading Dock



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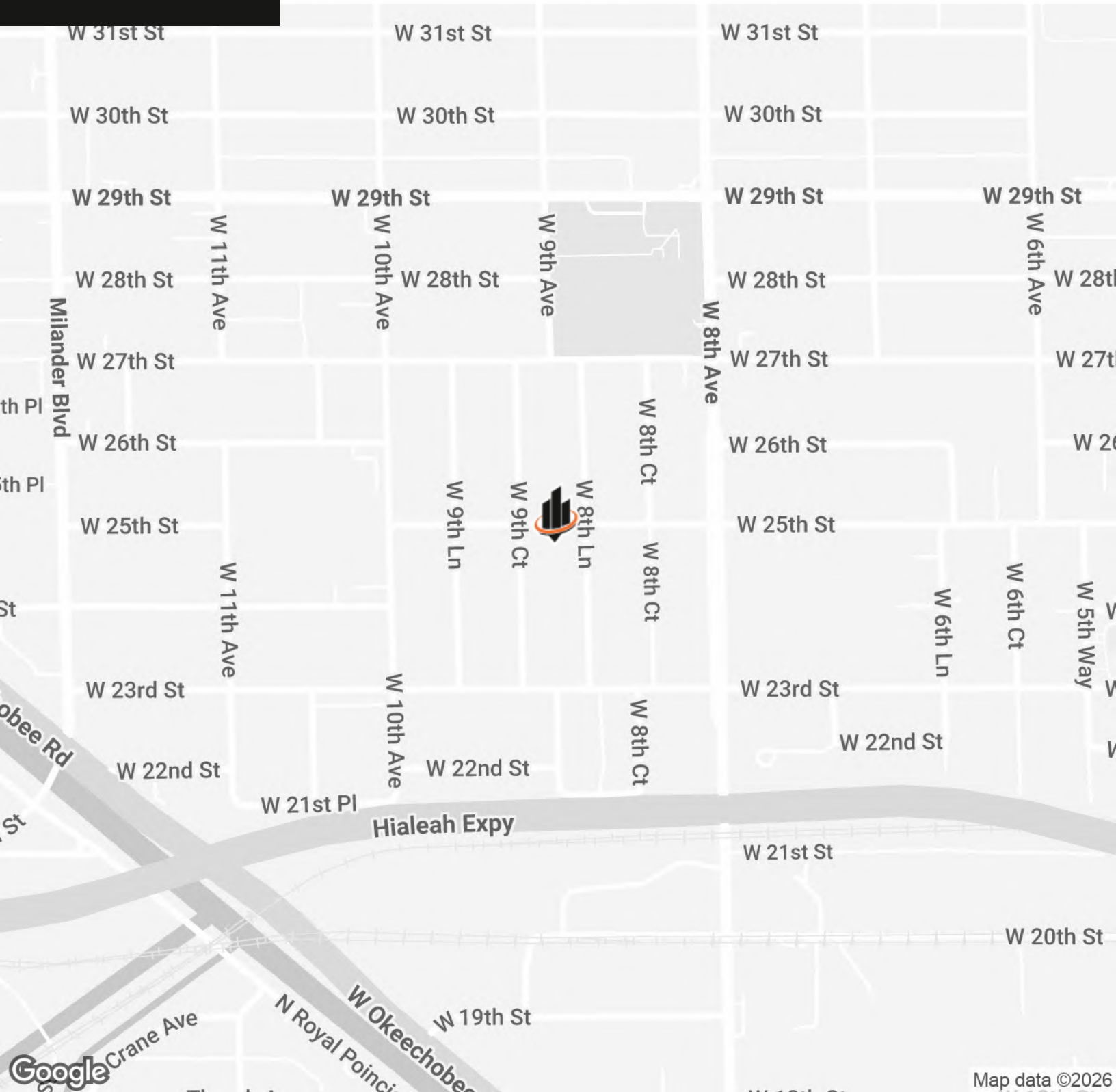




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