

## +/- 11,013 SF AVAILABLE FOR SUBLEASE

8465 W 44TH AVE, SUITE 121, HIALEAH, FL 33018



### PROPERTY DESCRIPTION

There is a great opportunity to sublease industrial space in Hialeah at a new class-A building. The space consists of a 1,000 SF office area, a concrete mezzanine, and a 10,013 SF warehouse. The building is equipped with three dock-high doors, ESFR fire sprinklers, a 30' clear ceiling height, and ample parking. **The sublease ends in June 2028.**

### WAREHOUSE FEATURES

- +/- 11,013 Sq. Ft. Total Size
- +/- 1,982 Sq. Ft. Office
- +/- 1,982 Sq. Ft. Concrete Mezzanine
- +/- 9,031 Sq. Ft. Warehouse
- Three (3) Dock High Loading Doors (REAR)
- 30' Clear Ceiling Height
- Fully Fire Sprinkled Building
- Outside the WellField Protected Area
- City Water & Sewer
- Easy Access to Tpike & I-75
- Class A - 2022 Construction

### MORE INFORMATION

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