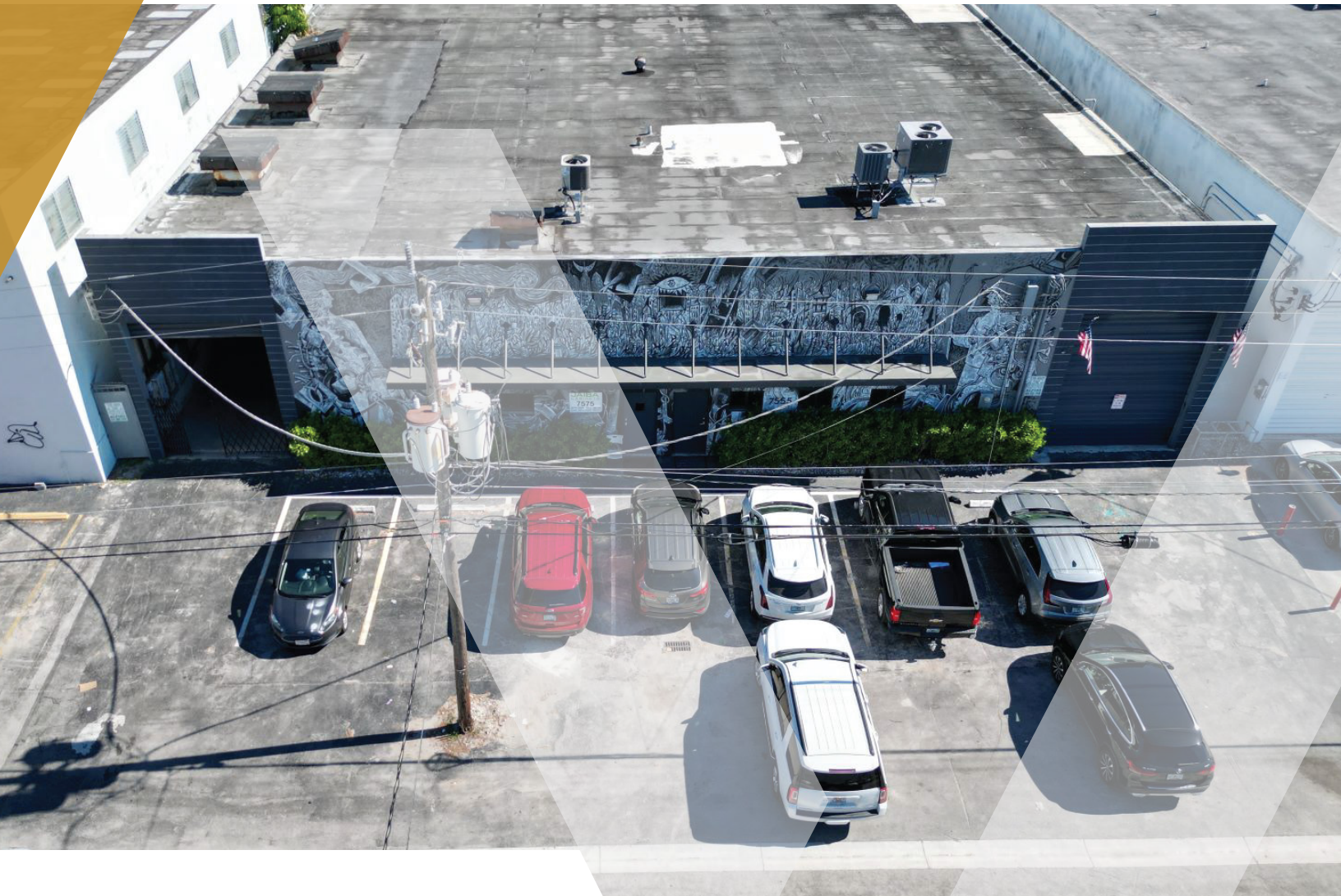


**AVAILABLE  
FOR SALE**



**±19,757 TOTAL SF**  
FREESTANDING BUILDING

7555 West 2nd Court  
Hialeah, FL 33014

ASKING PRICE  
**\$6,000,000**

**305.817.8899**  
vivogroup.net

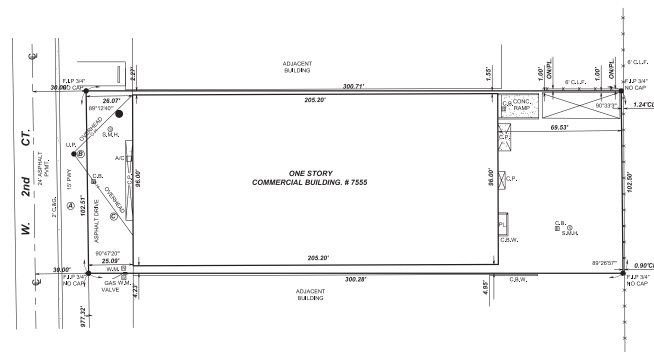
**VIVO**  
REAL ESTATE GROUP

# PROPERTY FEATURES



**SITE PLAN**

<b>TOTAL SF</b>	<b>±19,757 TOTAL SF</b>
<b>YARD SPACE</b>	<b>±6,500 SF REAR YARD</b>
<b>LOT SIZE</b>	<b>±30,906 SF LOT</b>
<b>CEILING HEIGHT</b>	<b>18' CLEAR CEILING HEIGHT</b>
<b>POWER</b>	<b>HEAVY 3-PHASE POWER</b>



<b>UNIT #1</b>	
<b>TOTAL SF</b>	<b>±9,878 TOTAL SF</b>
<b>OFFICE SPACE</b>	<b>±2,938 SF OFFICE</b>
<b>STREET-LEVEL LOADING</b>	<b>(2) LOADING DOORS</b>

<b>UNIT #2</b>	
<b>TOTAL SF</b>	<b>±9,878 TOTAL SF</b>
<b>OFFICE SPACE</b>	<b>±896 SF OFFICE</b>
<b>STREET-LEVEL LOADING</b>	<b>(2) LOADING DOORS</b>

## PROPERTY DESCRIPTION

Excellent opportunity to acquire a freestanding warehouse demised into (2) units of ±9,878 SF in the heart of Hialeah.

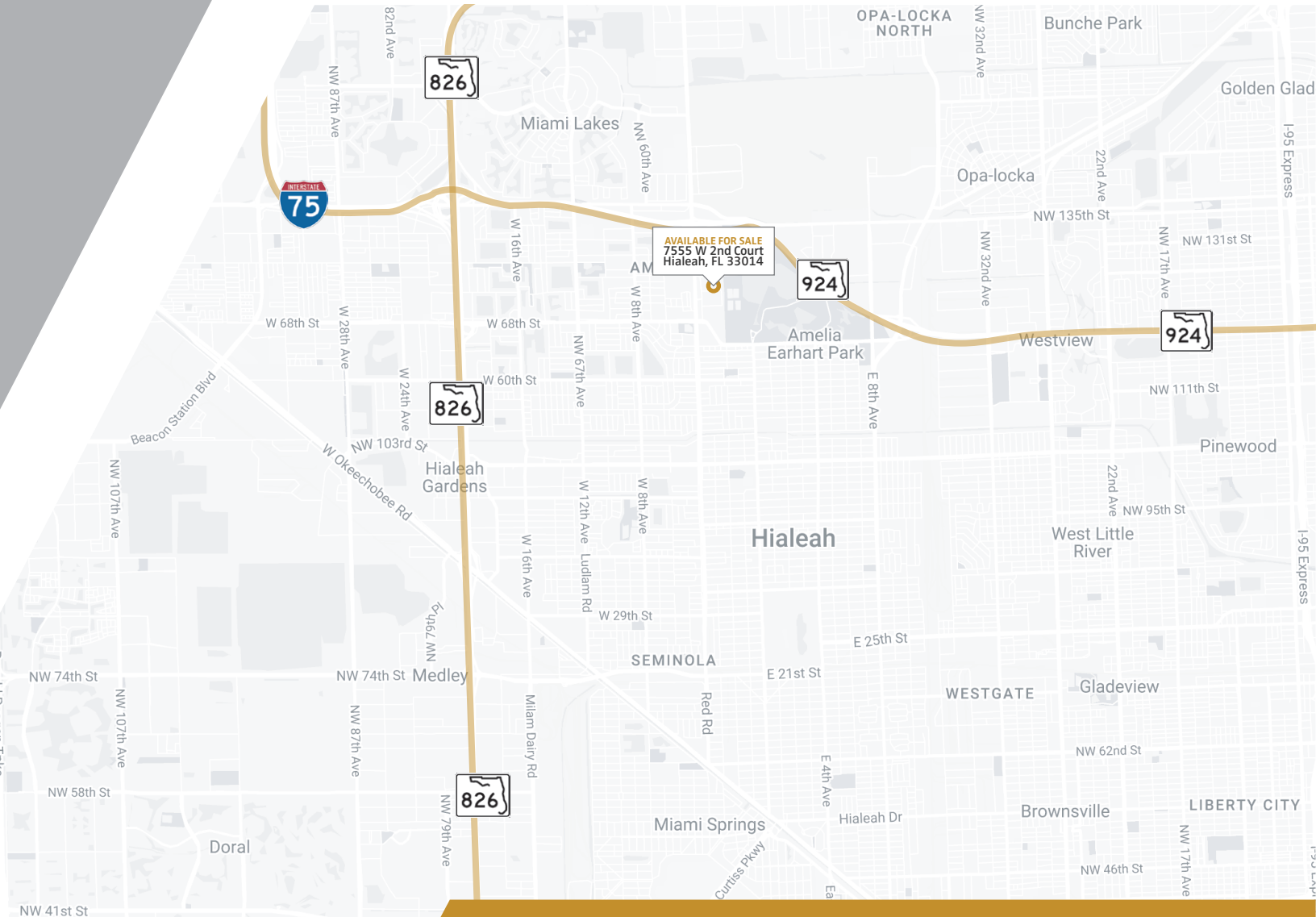
This ±19,757 SF warehouse sits on a large ±30,906 SF lot, offering ample space for a variety of commercial uses. It also features a ±6,500 SF rear yard, ideal for outdoor storage, parking, or additional operational needs. (2) street-level loading doors facilitate efficient loading and unloading of goods, while the 18' clear ceiling height provides flexibility for racking, high-stacking, or other warehouse operations. The space is equipped with heavy 3-phase power to support demanding industrial machinery and equipment. In addition to its functional warehouse space, the property includes a private office area complete with restrooms, allowing for a comfortable work environment separate from the industrial operations.

# LOCATION GALLERY



# LOCATION DESCRIPTION

With easy access to major highways, the property is perfectly positioned for businesses looking to expand or establish a local presence in one of Miami-Dade's most dynamic industrial markets. This property presents a great opportunity for both owner-users and investors looking to capitalize on the growing industrial demand in Hialeah. Secure your space in this prime location today.



CALL US FOR MORE INFORMATION **305.817.8899**



**VIVO REAL ESTATE GROUP**  
2700 West 84th Street  
Hialeah, FL 33016  
[vivogroup.net](http://vivogroup.net)

**Rene Vivo, SIOR**  
CEO  
[Rvivo@vivogroup.net](mailto:Rvivo@vivogroup.net)

**LISTING AGENTS**  
**Juliano Lopez**  
Associate Director  
[Jlopez@vivogroup.net](mailto:Jlopez@vivogroup.net)