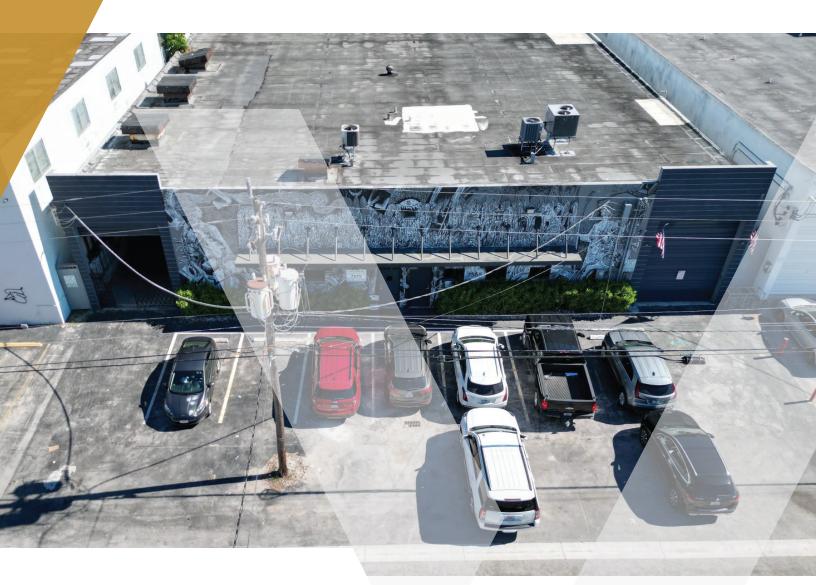
AVAILABLE FOR SALE



±19,757 TOTAL SF FREESTANDING BUILDING

7555 West 2nd Court Hialeah, FL 33014

ASKING PRICE \$6,000,000

305.817.8899 vivogroup.net



PROPERTY FEATURES





SITE PLAN

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



UNIT #1

TOTAL SF	±9,878 TOTAL SF
OFFICE SPACE	±2,938 SF OFFICE
STREET-LEVEL LOADING	(2) LOADING DOORS

J	N	IT	#2	

TOTAL SF	±9,878 TOTAL SF
OFFICE SPACE	±896 SF OFFICE
STREET-LEVEL LOADING	(2) LOADING DOORS

PROPERTY DESCRIPTION

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

This $\pm 19,757$ SF warehouse sits on a large $\pm 30,906$ SF lot, offering ample space for a variety of commercial uses. It also features a $\pm 6,500$ 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.





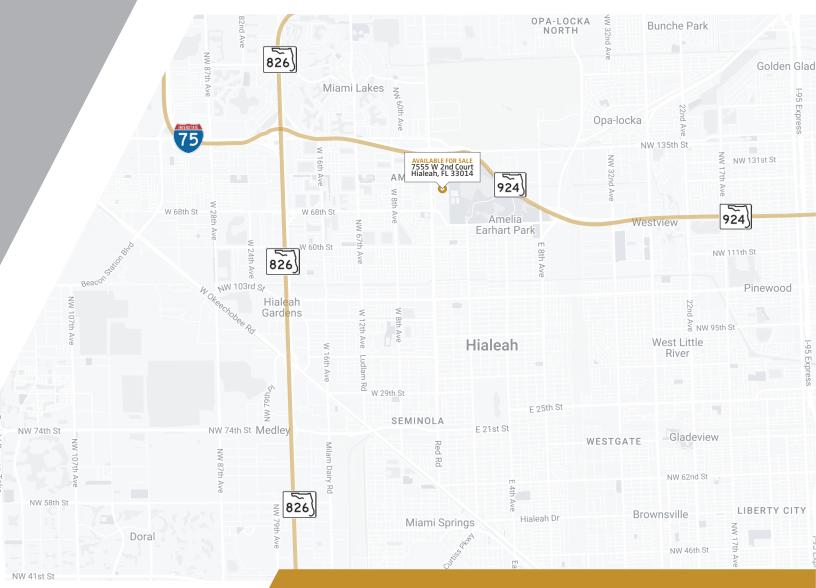






LOCATION DESCRIPTION

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 **305.817.8899**



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