



**7955 W 20TH AVE  
HIALEAH, FL 33014**

**PALMETTO FRONT, DOCK-  
HIGH DISTRIBUTION  
FACILITY WITH YARD**



**SCAN FOR INFO**

**Christopher Carbonell**

C: 305.753.3295  
cc@faustocommercial.com

**VISIT FAUSTOCOMMERCIAL.COM  
1761 W FLAGLER ST, MIAMI, 33135**



### **PRICE UPON REQUEST**

Rare dock-high warehouse with direct Palmetto Expressway (SR-826) frontage:  $\pm 26,769$  SF on  $\pm 57,024$  SF land, 20'+ clear ceilings, 6 dock-high bays with levelers plus a ramped dock, heavy 3-phase power, fire sprinklers, new roof, and completed 40-year recertification. Expansive yard supports truck circulation, parking, and outdoor storage with unmatched visibility for branding and access across Miami-Dade's core industrial corridors.

**Building Size ... 26,769 SF  
Lot Size ... 57,024 SF**



## **SPACE FOR**

- Distribution / logistics / 3PL
- E-commerce fulfillment
- Contractor HQ + yard storage
- Building materials distribution
- Owner-user industrial operations

