



AVAILABLE  
FOR LEASE



±26,000 SF

INDUSTRIAL WAREHOUSE

440 WEST 20TH STREET  
HIALEAH, FL 33010

LEASE RATE:  
CALL FOR PRICING

CONTACT:  
 305.817.8899

**VIVO**  
REAL ESTATE GROUP



## PROPERTY HIGHLIGHTS

SIZE: ±26,000 SF

OFFICE: ±2,000 SF

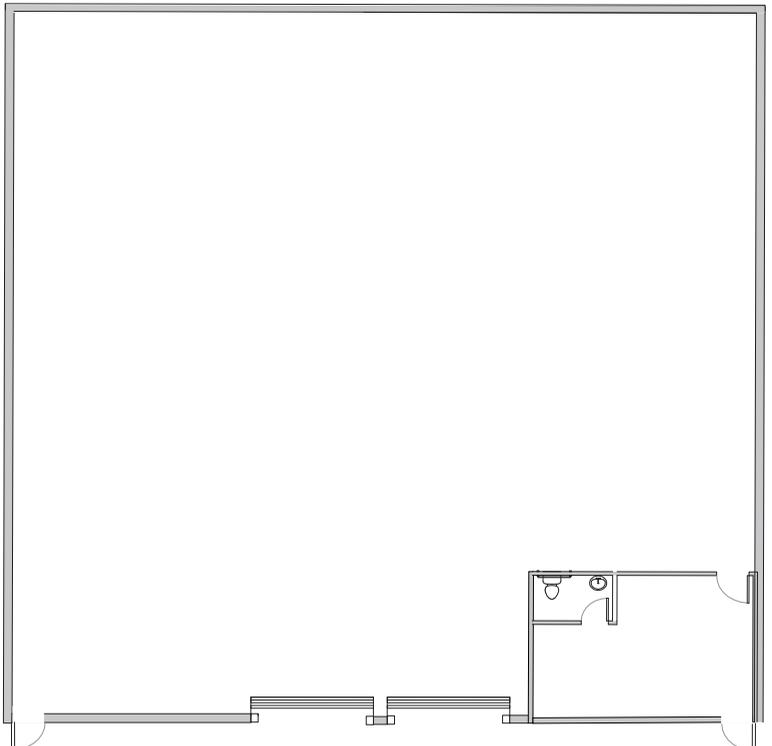
CEILING HEIGHT: 18'

LOADING: 2 DOCK HIGH LOADING DOORS

POWER: 3 PHASE (2,800 AMPS)

AVAILABLE: Q3/2026

## FLOOR PLAN

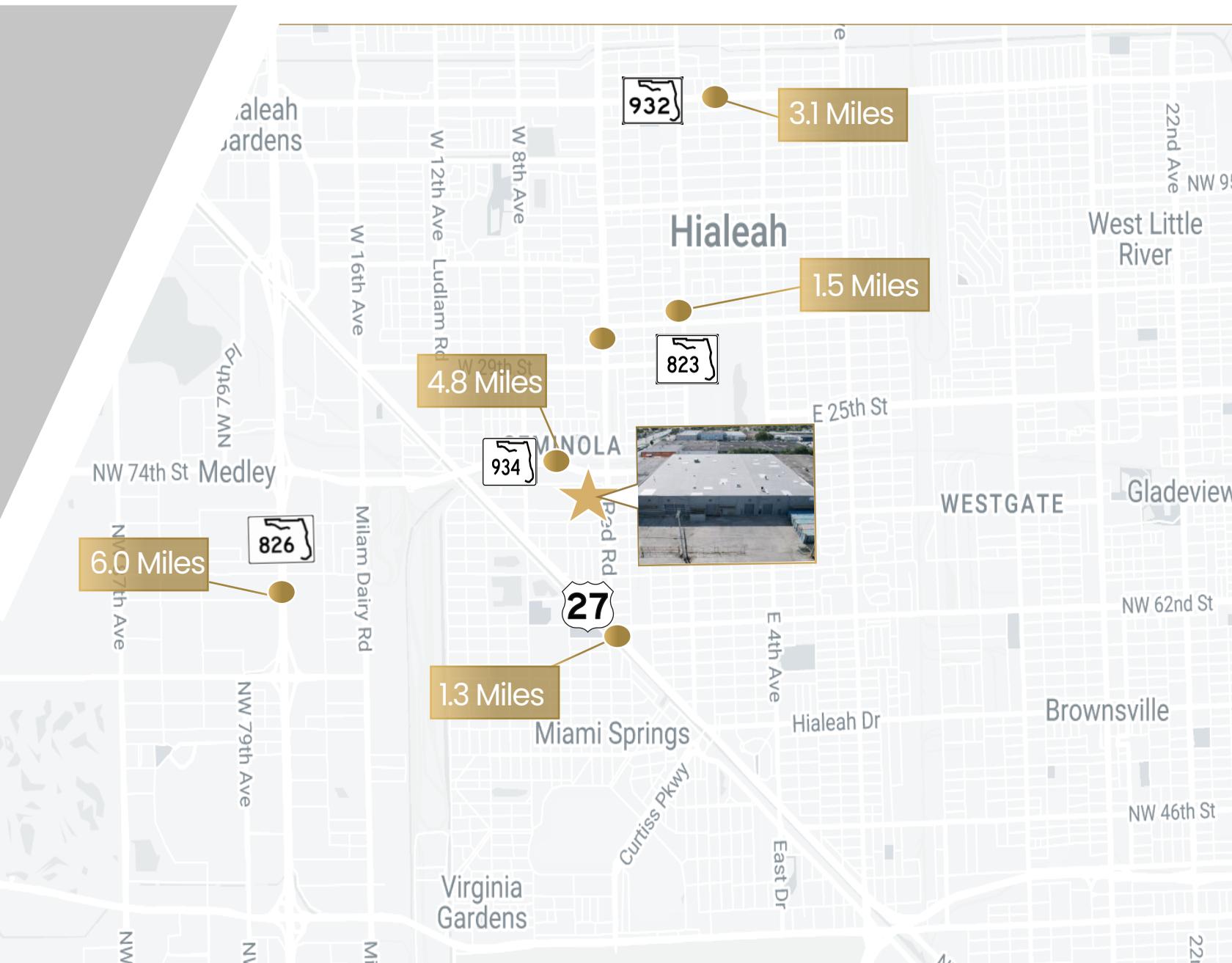


## PROPERTY DESCRIPTION

±26,000 SF prime industrial space for lease in Hialeah. The property features 18-foot ceiling height, two dock high loading doors for efficient loading and unloading, and ±2,000 SF of office space. The property offers 3-phase power (2,800 Amps), fully fenced, paved, and well-lit, providing a secure and professional environment.

# LOCATION DESCRIPTION

Conveniently situated in Hialeah, Property offers access to major expressways, including The Palmetto Expressway (SR 826) with Okeechobee Road, just minutes away providing seamless connectivity that enhances the site's accessibility for distribution and transportation.



Rene Vivo, SIOR  
CEO  
✉ [rvivo@vivogroup.net](mailto:rvivo@vivogroup.net)  
☎ 305.817.8899

Brandon Careaga, CCIM, MSRE  
Director  
✉ [bcareaga@vivogroup.net](mailto:bcareaga@vivogroup.net)  
☎ 786.261.4232

Juliano Lopez  
Associate Director  
✉ [jlopez@vivogroup.net](mailto:jlopez@vivogroup.net)  
☎ 786.523.9790