



Presents the opportunity to acquire a ±12,962 SF multi-tenant industrial facility located in the industrial core of hialeah. This warehouse is divided into two functional units. Features include 20'-22' ceiling height, four large overhead doors, a fire sprinkler system, and a T-concrete roof.

Situated on a ± 0.4 AC corner parcel, this Freestanding Building provides Owner User / Tenants immediate access to direct connectivity to SR 826, SR 836, Florida's Turnpike, and Miami International Airport (±7-Mi), positioning it within the core of South Florida's premier logistics corridor. The Property has one unit occupied by a tenant and the other one is vacant. Current rental rates remain below market, presenting investors/ Owner user an attractive opportunity to capture income growth through renewals, re-tenanting at market levels, or occupy the property. The Property represents a rare opportunity to acquire a stabilized, income-generating industrial asset with meaningful near-term upside and long-term appreciation potential.

- **Address:** 7801 W 25 Ct. Hialeah, FL
- **County:** Miami - Dade
- **Parcel Number:** 04-2027-003-0510
- **Occupancy:** 45% leased (on a monthly basis). The remains space is vacant

Asking Price
\$3,850,000.

Property Details

 Total Buildings: One (1) Building. Currently	 Parking: 18 Parking Spaces
 Total Size: 12,962	 Year Built: 1971
 Site Coverage: 77%	 Land Area: 0.4 AC
 Ceiling height: 20 -22 Ft	 Fire Sprinkler: Yes

- **Divided into 2 Units:**
 - Unit 1: ±5,500 SF
 - Unit 2: ±7,400 SF
- **Building Structure:**
40 years certified
- **Door:**
4 Street levees
- **Property Taxes (2025):**
\$30,687
- **Zoning:**
M-I Hialeah