



AVAILABLE FOR SALE

7800 W 25th Ct Hialeah, FL 33016

Folio No. 04-2027-003-0350 • Submarket: Hialeah / Palmetto I-75 Industrial Center

BUILDING SIZE 10,800 SF	LOT SIZE 0.39 AC (±16,772 SF)	YEAR BUILT 1990
CLEAR HEIGHT 20' Clear	LOADING 5 Street-Level Bays	POWER Heavy 3-Phase / 3 Meters
ZONING 7100 Industrial	ROOF Completed August 2018	

OWNER-USER & OWNER-INVESTOR OPPORTUNITY — OUTSIDE WELLFIELD PROTECTION AREA

PROPERTY STRENGTHS

- ◆ **Ideal for Owner-User or Owner-Investor** — vacant, freestanding building suited to an owner-occupant or a stabilized income play.
- ◆ **Corner Lot — Loading Flexibility** — corner positioning at W 25th Ct allows flexible truck circulation and access to all 5 loading bays.
- ◆ **Strong Power Capacity** — heavy 3-phase electric service split across 3 meters supports manufacturing, assembly, or multi-tenant use.



BUILDING & SITE

Specifications

PROPERTY DETAILS

- 10,800 SF freestanding industrial building on a 0.39 AC ($\pm$ 16,772 SF) corner lot
- Built in 1990; roof completed August 2018
- Five (5) street-level loading bays for flexible truck and van access
- 20' clear ceiling height throughout the warehouse
- Heavy 3-phase electrical service distributed across 3 separate electric meters
- Zoned 7100 Industrial (Miami-Dade County)
- Located outside the Wellfield Protection Area
- Legal: Palmetto I-75 Ind Center Sec 1, PB 116-35, Lots 10 & 11, Blk 3

INTERIOR VIEWS



ASSEMBLY / BENCH AREA



TEST / MECHANICAL ROOM



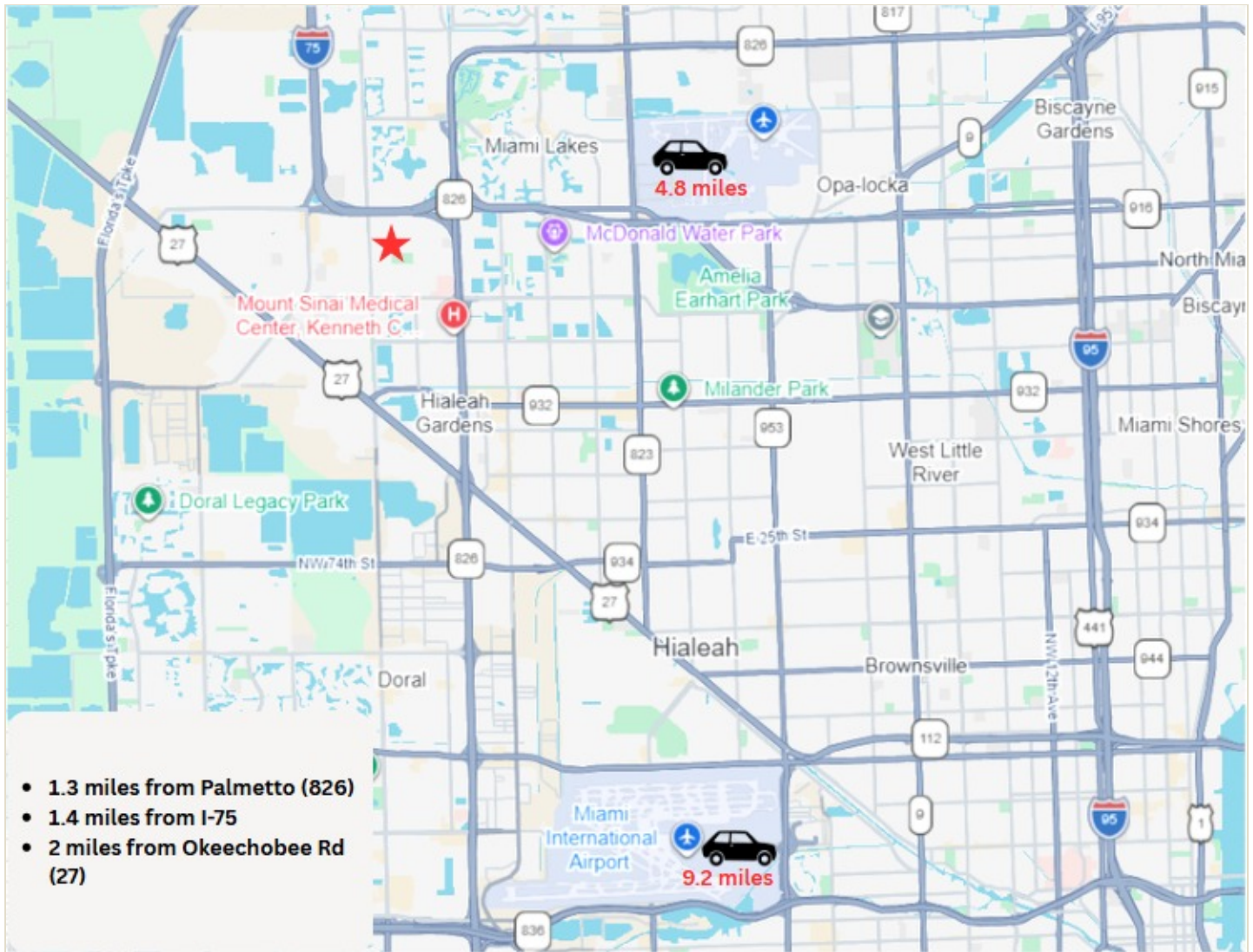
WAREHOUSE & STORAGE



PALLET RACKING

LOCATION & ACCESS

Regional Connectivity



- 1.3 miles from Palmetto (826)
- 1.4 miles from I-75
- 2 miles from Okeechobee Rd (27)

HIGHWAY ACCESS

AIR & SEA

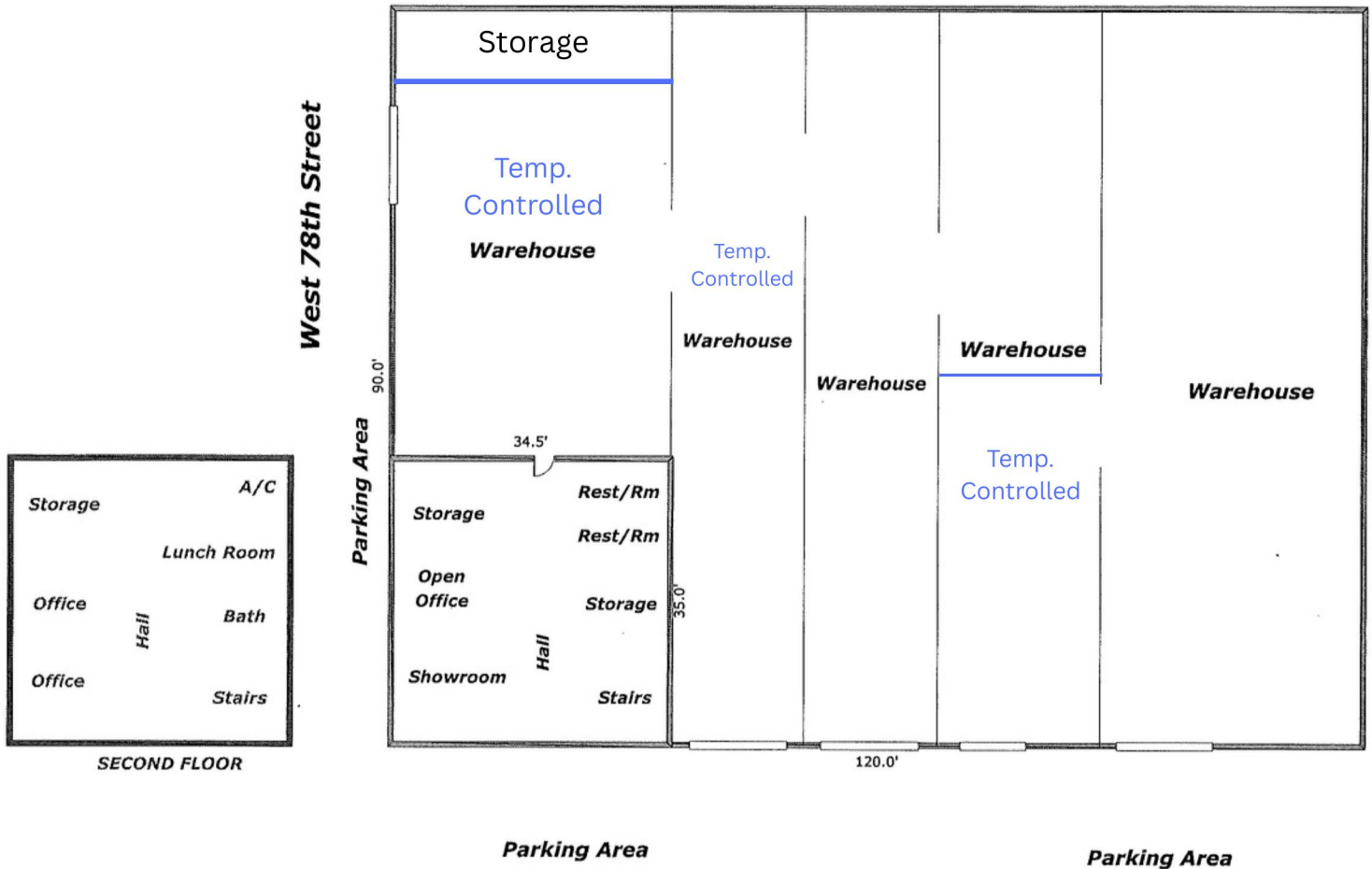
- 1.3 miles from the Palmetto Expressway (SR-826)
- 1.4 miles from I-75
- 2 miles from Okeechobee Road (US-27)

- Miami-Opa Locka Executive Airport (OPF) — 4.8 miles
- Miami International Airport (MIA) — 9.2 miles
- PortMiami — ±15 miles

SKETCH/AREA TABLE ADDENDUM

File No 85W2027

IMPROVEMENTS SKETCH



West 25th Avenue

Scale: 1 = 22

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	Offices 1st Flr	1207.50	1207.50
GLA2	Offices Second Floor	1207.50	1207.50
GBA1	First Floor	10800.00	10800.00
TOTAL LIVABLE (rounded)			2415
TOTAL BUILDING (rounded)			10800

LIVING/BUILDING AREA BREAKDOWN		
Breakdown		Subtotals
Offices 1st Flr		
34.5	x 35.0	1207.50
Offices Second Floor		
34.5	x 35.0	1207.50
First Floor		
90.0	x 120.0	10800.00
3 Areas Total (rounded)		13215

FOR MORE INFORMATION, PLEASE CONTACT

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S M I T H

COMMERCIAL PROPERTY GROUP

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