

FOR LEASE

3925 E 10TH CT | HIALEAH, FL 33013

± 43,000 SF

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HIGHLIGHTS

- ***Heavy Power Capacity with multiple disconnects for high-demand users***
- ***Secure lot supporting Truck circulation, Parking, & Operations***
- ***(3) Dock-high Loading Doors for efficient loading & distribution***



3925 E 10th Ct
LEASE INFO

PROPERTY FEATURES

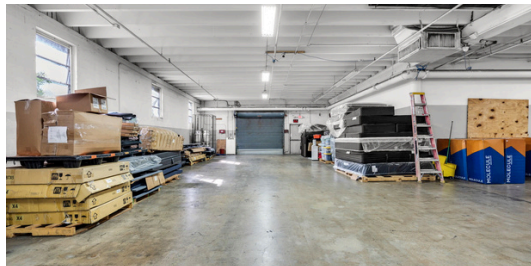
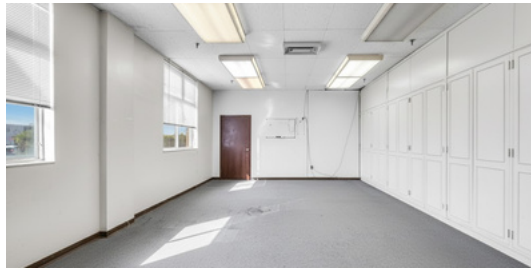
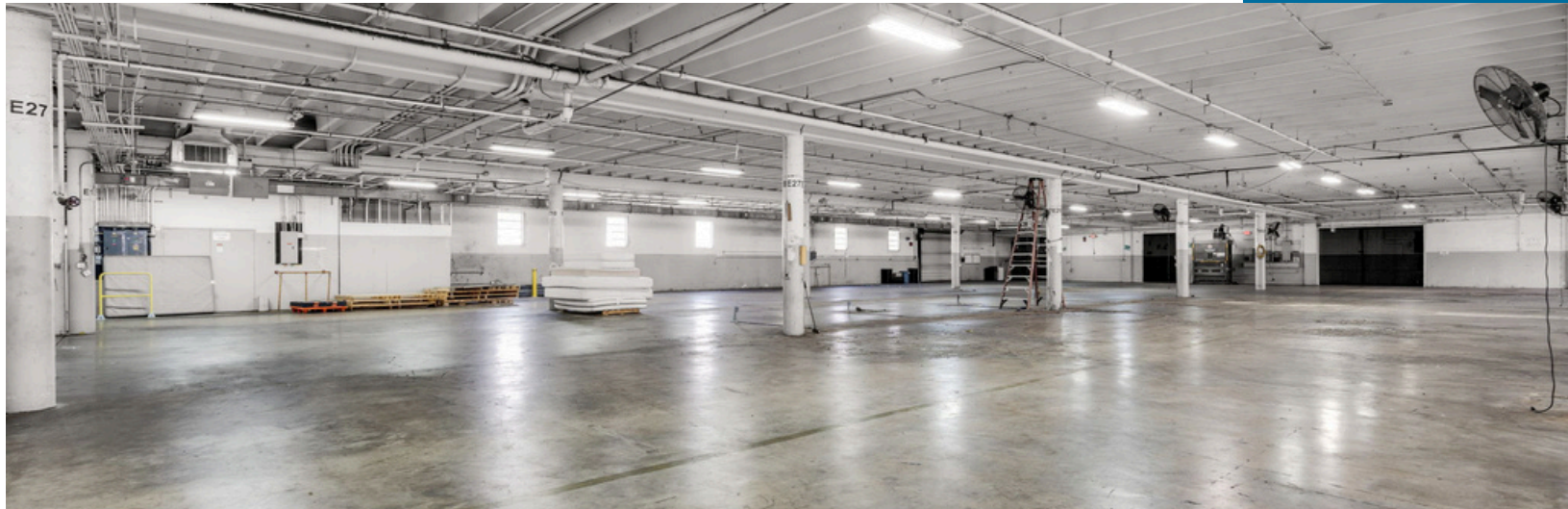
- ±43,000 SF Industrial Facility
- ±3,125 SF Office Space
- (3) Dock-high Loading Doors
- **Power Capacity:**
3 Disconnects
 - 1200 Amps, 3- Phase 277/480 Volt
 - 1600 Amps, 3-Phase 120/240 Volt
 - 600 Amps, 3-Phase 120/240 Volt
- 11 ft Clear height
- Access to major highways & Miami Int'l Airport

Price Rate:

\$12 / SF NNN



PROPERTY PHOTOS



LOCATION HIGHLIGHTS



I-95 Highway

Regional north-south artery connecting Broward, Miami & the Keys

- **Approx. 4-5 miles / ~10-15 minutes**

Opa-Locka Executive Airport

Convenient access for corporate aviation & light cargo

- **Approx. 5-6 miles / ~15-20 minutes**

Miami Int'l Airport (MIA)

Direct link to Miami's primary passenger & cargo hub

- **Approx. 8-9 miles / ~20-25 minutes**

Palmetto Expressway (SR 826)

Fast connection into the Palmetto expressway network

- **Approx. 2-3 miles / ~5-10 minutes**

Okeechobee Road (US 27)

Immediate access to a major trucking & industrial corridor

- **Approx. 1-2 miles / ~5-10 minutes**

SITE FLOOR PLAN



1100 E 11 ST | 3965,4001,4005 E 10 CT
JLL

AS-BUILT
FOLIO NUMBER: 04-3105-012-0010
ZONE: INDUSTRIAL
LOT AREA: 258,310 SQ FT

287A AS-BUILT
05/25/2022

NOT FOR CONSTRUCTION

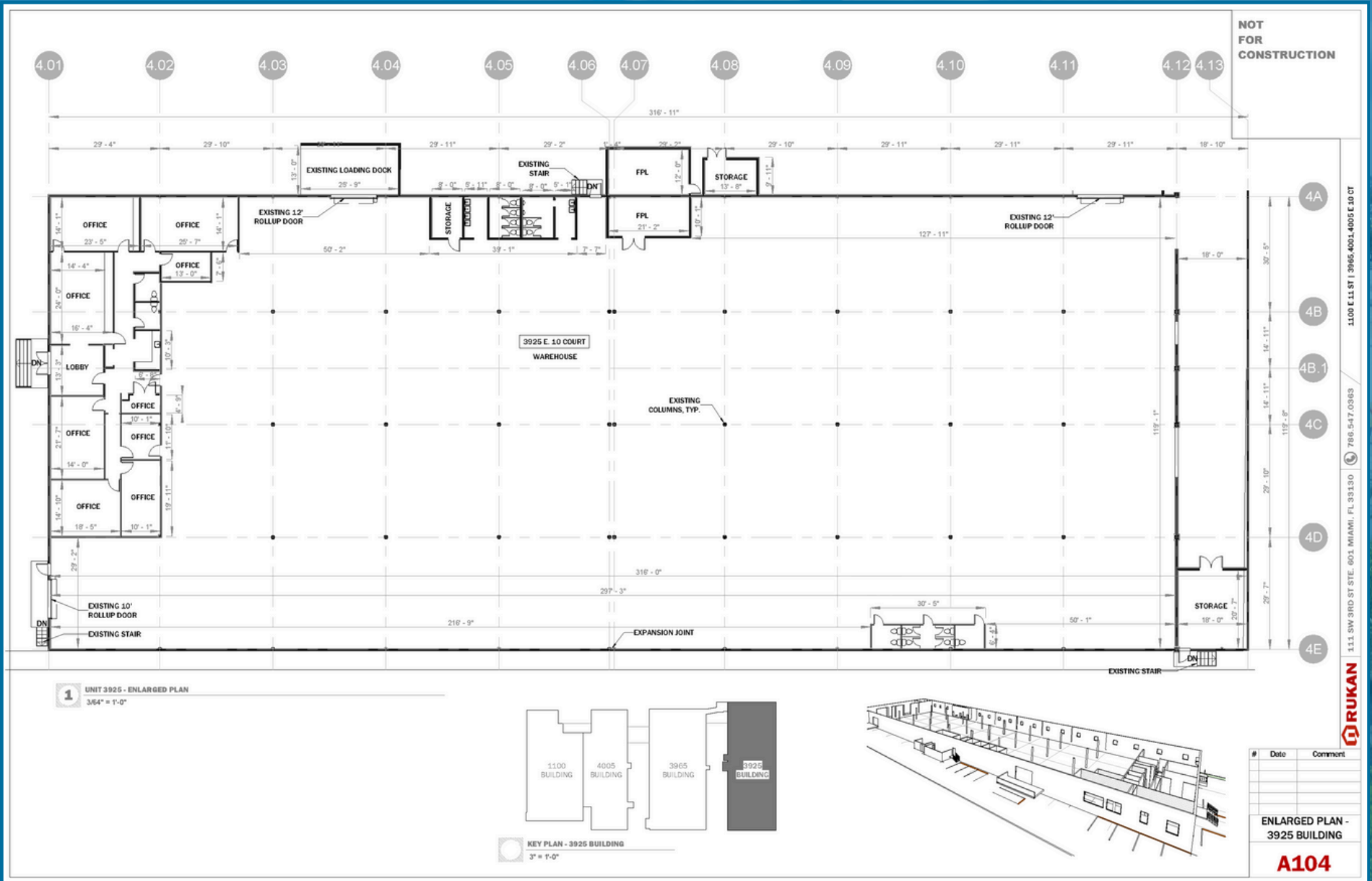
SITE PLAN

INDEX

NUMBER	NAME
A000	COVER
A100	OVERALL PLAN
A101	ENLARGED PLAN - 1100 BUILDING
A102	ENLARGED PLAN - 4005 BUILDING
A103	ENLARGED PLAN - 3965 BUILDING
A104	ENLARGED PLAN - 3925 BUILDING

3925 BUILDING TOTAL SF
± 43,000 SF

SITE FLOOR PLAN



CONTACT US

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