

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***



PROPERTY FEATURES

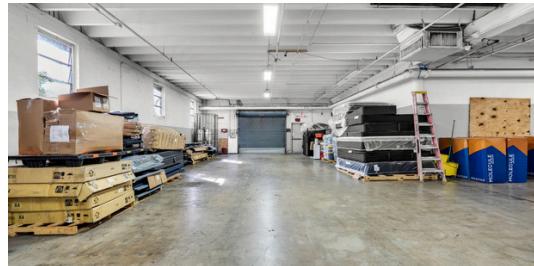
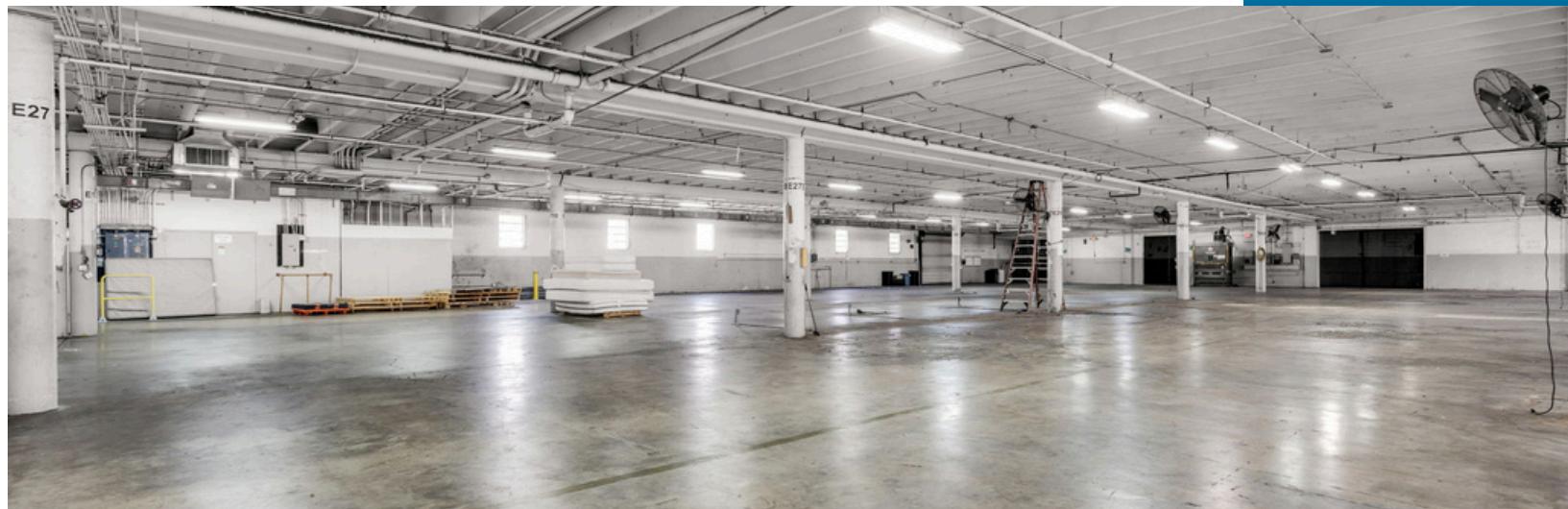
- ±43,000 SF Industrial Facility
- ±3,125 SF Office Space
- (3) Dock-high Loading Doors
- Power Capacity:
3 Disconnects
 - 1200 Amps, 3- Phase 277/480 Volt
 - 1600 Amps, 3-Phase 120/240 Volt
 - 600 Amps, 3-Phase 120/240 Volt
- 11 ft Clear height
- Access to major highways & Miami Int'l Airport



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

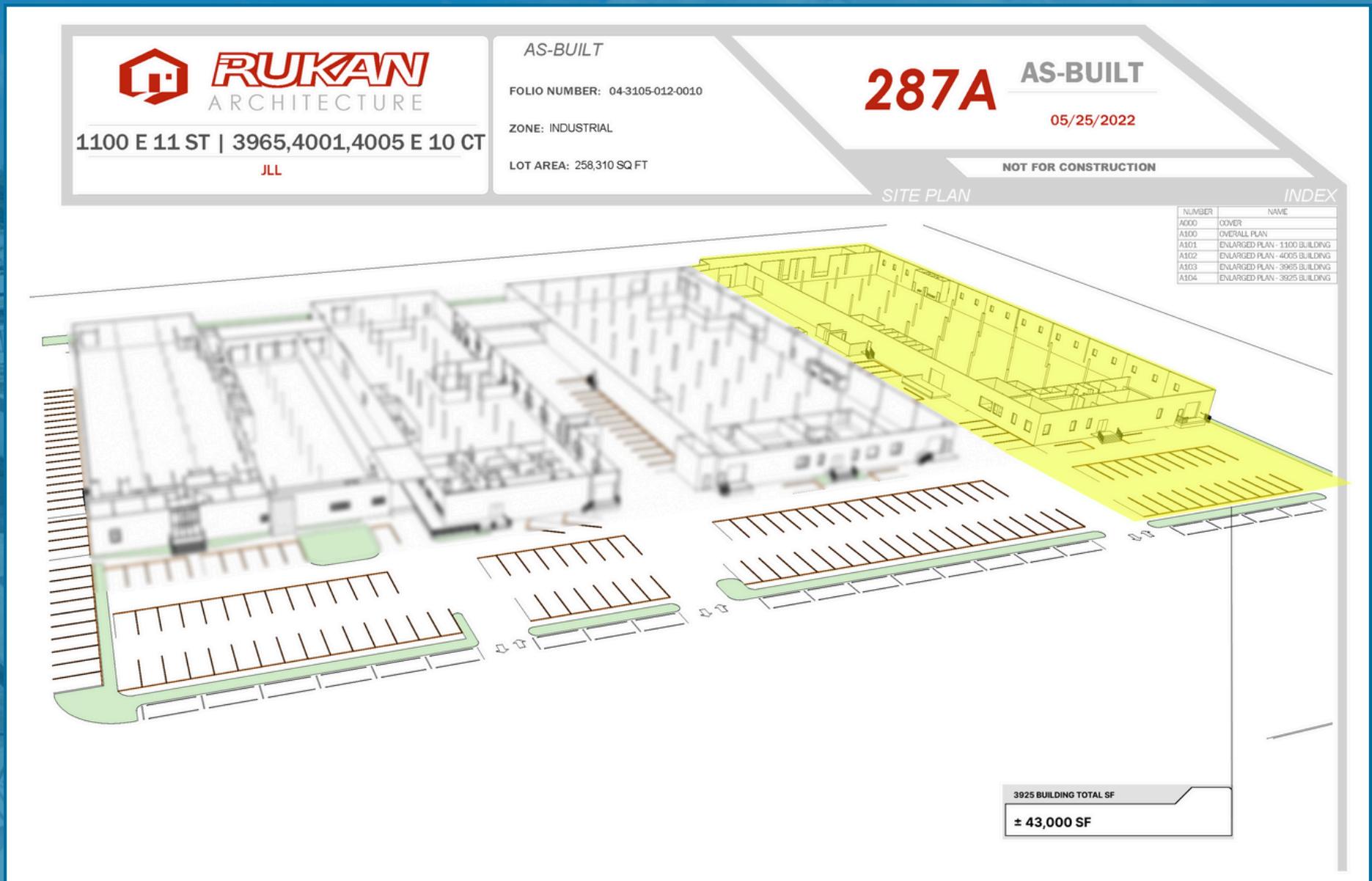
- Approx. 2–3 miles / ~5–10 minutes

Okeechobee Road (US 27)

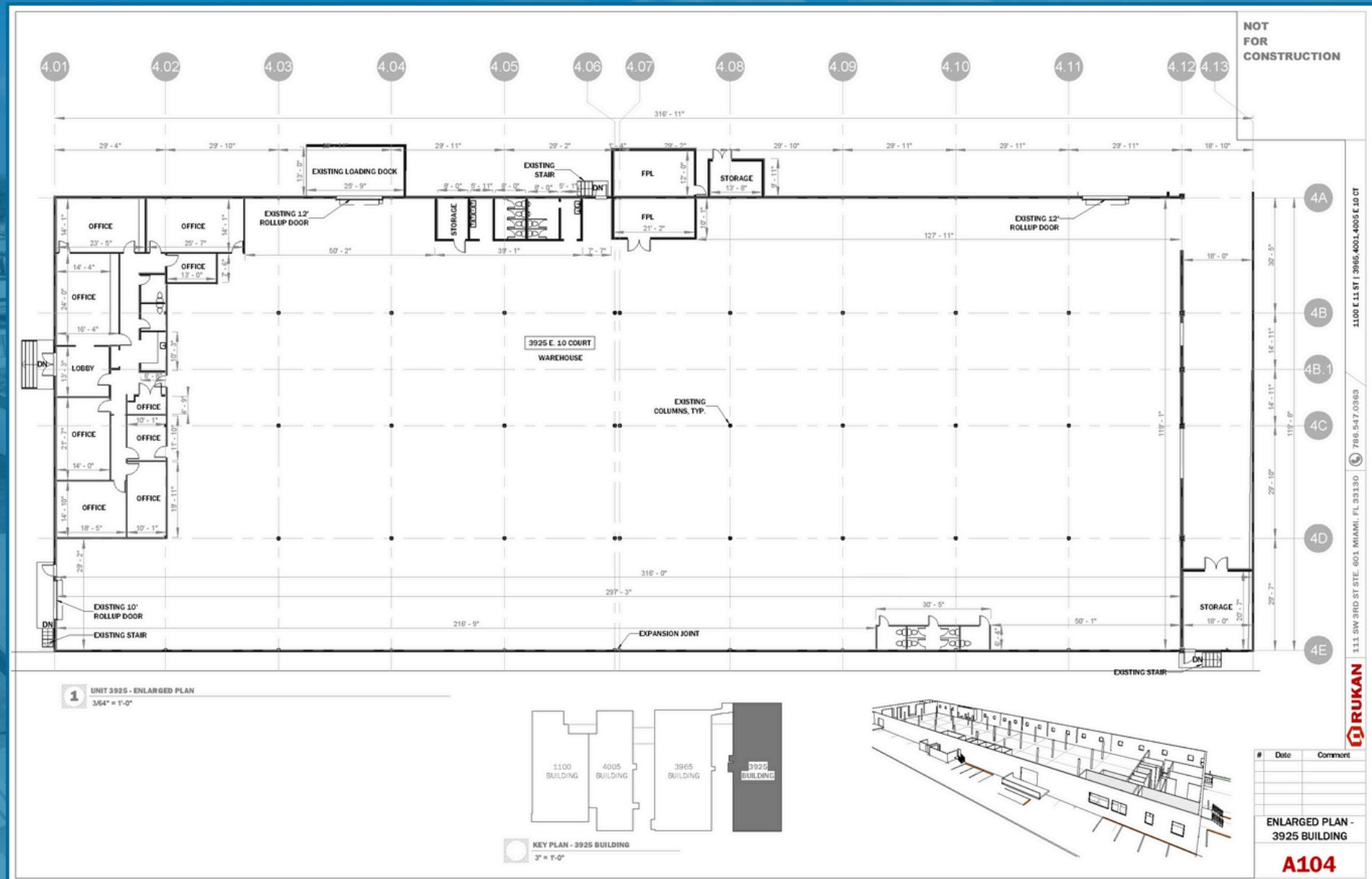
Immediate access to a major trucking & industrial corridor

- Approx. 1–2 miles / ~5–10 minutes

SITE FLOOR PLAN



SITE FLOOR PLAN



CONTACT US

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