AVAILABLE FOR SALE



±19,878 TOTAL SF FREESTANDING BUILDING

7555 West 2nd Court Hialeah, FL 33014

PURCHASE PRICE

\$5,466,450

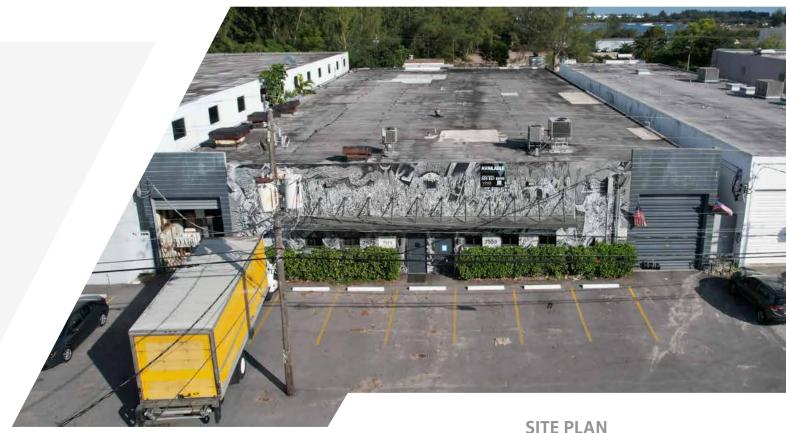
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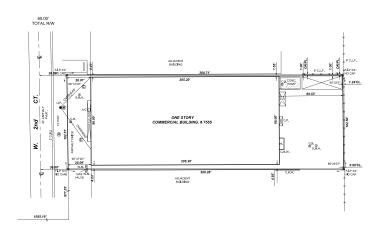


PROPERTY FEATURES





TOTAL SF	±19,878 TOTAL SF
OFFICE SIZE	±2,938 TOTAL SF
YARD SPACE	±6,000 SF REAR YARD
LOT SIZE	±30,906 SF LOT
CEILING HEIGHT	17' CLEAR CEILING HEIGHT
POWER	HEAVY 3-PHASE POWER
LOADING	(2) STREET LEVEL DOORS



PROPERTY DESCRIPTION

Excellent opportunity to acquire a freestanding warehouse property located in the heart of Hialeah.

This $\pm 19,878$ SF warehouse sits on a large $\pm 30,906$ SF lot, offering ample space for a variety of commercial uses. It also features a $\pm 6,500$ SF rear yard, ideal for outdoor storage, parking, or additional operational needs. (2) street-level loading doors facilitate efficient loading and unloading of goods, while the 18' clear ceiling height provides flexibility for racking, high-stacking, or other warehouse operations.

The space is equipped with heavy 3-phase power to support demanding industrial machinery and equipment, making it a versatile option for light manufacturing, distribution, or logistics companies. In addition to its functional warehouse space, the property includes a private office area complete with restrooms, allowing for a comfortable work environment separate from the industrial operations.

LOCATION GALLERY



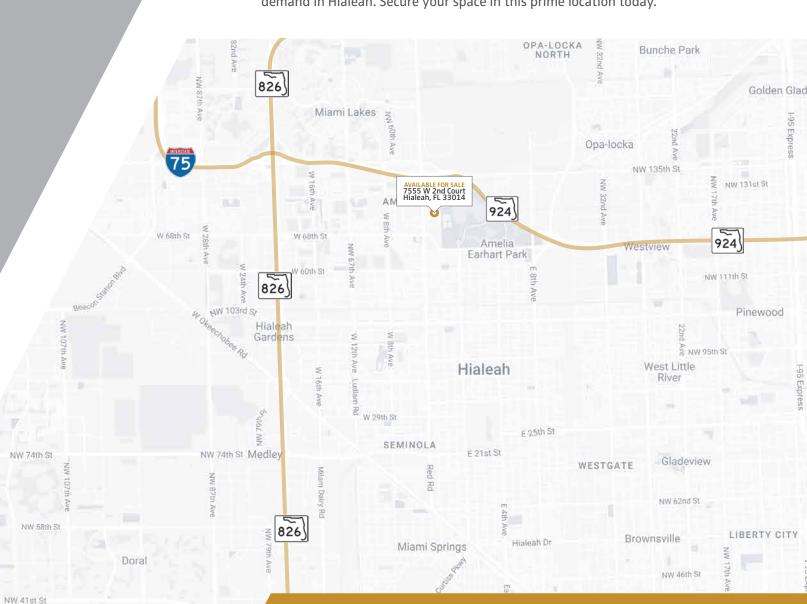






LOCATION DESCRIPTION

With easy access to major highways, the property is perfectly positioned for businesses looking to expand or establish a local presence in one of Miami-Dade's most dynamic industrial markets. This property presents a great opportunity for both owner-users and investors looking to capitalize on the growing industrial demand in Hialeah. Secure your space in this prime location today.



CALL US 305.817.8899



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