

**AVAILABLE  
FOR SALE**



**±19,878 TOTAL SF**  
**FREESTANDING BUILDING**

**7555 West 2nd Court Hialeah,  
FL 33014**

**PURCHASE PRICE**  
**\$5,466,450**

**305.817.8899**  
**vivogroup.net**

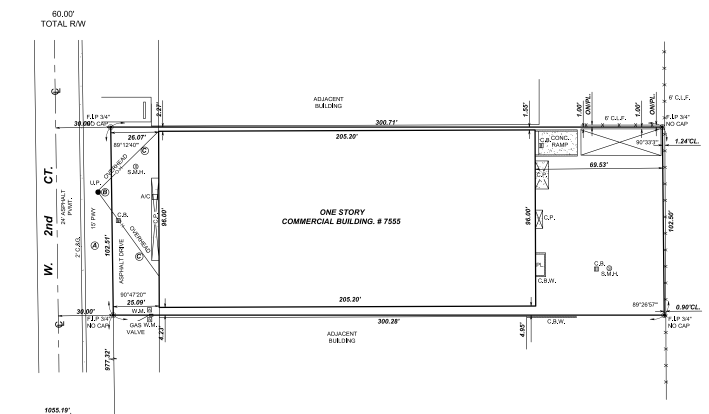
**VIVO**  
REAL ESTATE GROUP

# PROPERTY FEATURES



**SITE PLAN**

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



## PROPERTY DESCRIPTION

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

This ±19,878 SF warehouse sits on a large ±30,906 SF lot, offering ample space for a variety of commercial uses. It also features a ±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.

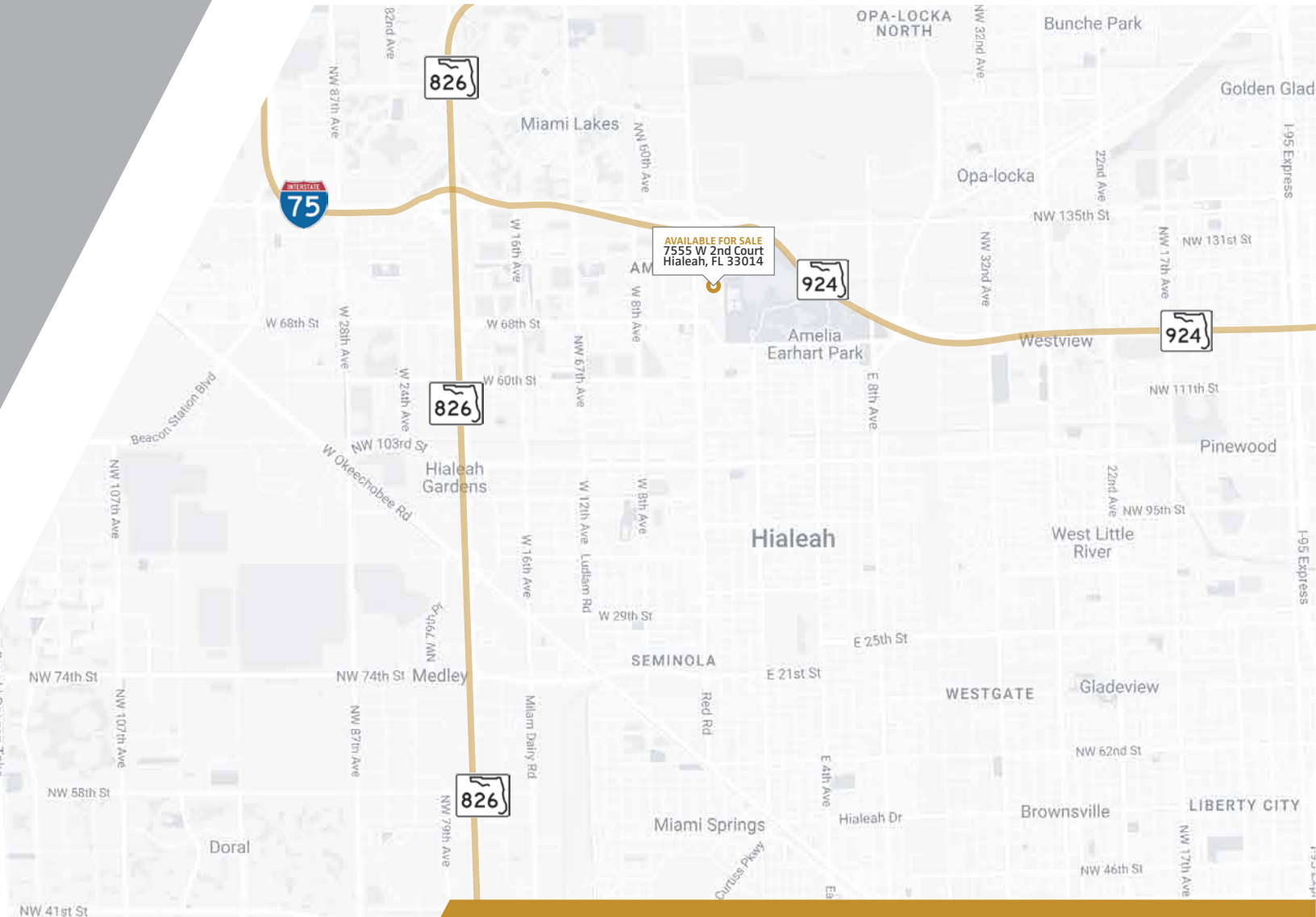


# LOCATION GALLERY



# 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**  
**FOR MORE INFORMATION**



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