



**258 W 24TH ST, 268 W 24 ST, 274 W 24 ST HIALEAH, FL 33010**

Three Adjacent Hialeah Warehouses Totaling 15,000sf. Each building is a fantastically laid out 5,000sf freestanding building with double doors and double bays, approximately 18 ft ceilings, and easy access for trucks and parking fronting the sites. With the growing importance of industrial for last-mile delivery replacing traditional retail channels, the boom of population to south florida requiring increased services, and extreme scarcity of warehousing due to areas further east being converted; these warehouses present an exceptional investment opportunity with the potential for lucrative returns and guaranteed long-term growth. Benefit from the vibrant economic landscape of West Hialeah, known for its robust industrial sector and business-friendly environment. Hialeah is a great industrial market, being easy for trucks to get into and out of, with minimal traffic, and with easy access to all of the city's major highways. The area also benefits from an abundant local workforce, and a very business-friendly municipality. Currently the three buildings are leased for \$4,750, \$4,500, and \$4,500 per month; or \$165k gross, but all rents can be dramatically increased. **THESE ARE THE BEST MAINTAINED WAREHOUSES IN ALL HIALEAH**

**PRICE: \$4,275,000**

**Building Size: 15,000Sq Ft**

**Lot Size: 19,350 Sq Ft**

**Zoning: IU-1**



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