

# +/- 51,000 Square Feet

## SUBLEASE



### 3320 West 17th Court, Hialeah Florida

**Location:** West Hialeah just east of Palmetto Expressway  
1 Block north of Okeechobee Rd

**Features:** Freestanding, Window Manufacturing Facility

- $\pm$  51,200 Total Square Feet
- Office:  $\pm$  4,600 SF on 2 Floors & 1,000 SF, 6 Restrooms
- Situated on  $\pm$  87,120 Square Feet
- 18-20' Ceiling Height – Sprinklered—Twin Tee
- Power: 3 Phase Heavy Power, Existing Air Lines
- Zoned: M-1
- 5 Loading Dock Positions (40 x 24 Column Spacing)
- Lease Price: \$17.25 per Sq. Ft. (Gross)
- Lease Expiration: July 31, 2028
- Available within 60-90 days



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