



**+/- 30,263 SF (.69 AC)**  
**3,100 SF Warehouse**

## PRIME FREESTANDING INDUSTRIAL WAREHOUSE

**8015 Northwest 89th Street,  
Hialeah Gardens, Florida 33016.**

- **Building Size:** +/- 30,263 SF (.69 AC) / 3,100 SF Warehouse
- **Land Area:** ±30,263 SF (±0.69 Acres)
- **Location:** Hialeah Gardens — Outside Wellfield Protection Area
- **Clear Height:** ±16'-17'
- **Construction:** Durable Twin-T Concrete Roof System
- **Doors:** Two (2) oversized overhead doors (±10' x 12')
- **Parking:** Twelve (12) dedicated street-front parking spaces
- **Utilities:** Property is on sewer
- **Condition:** Property currently undergoing 40-Year Recertification

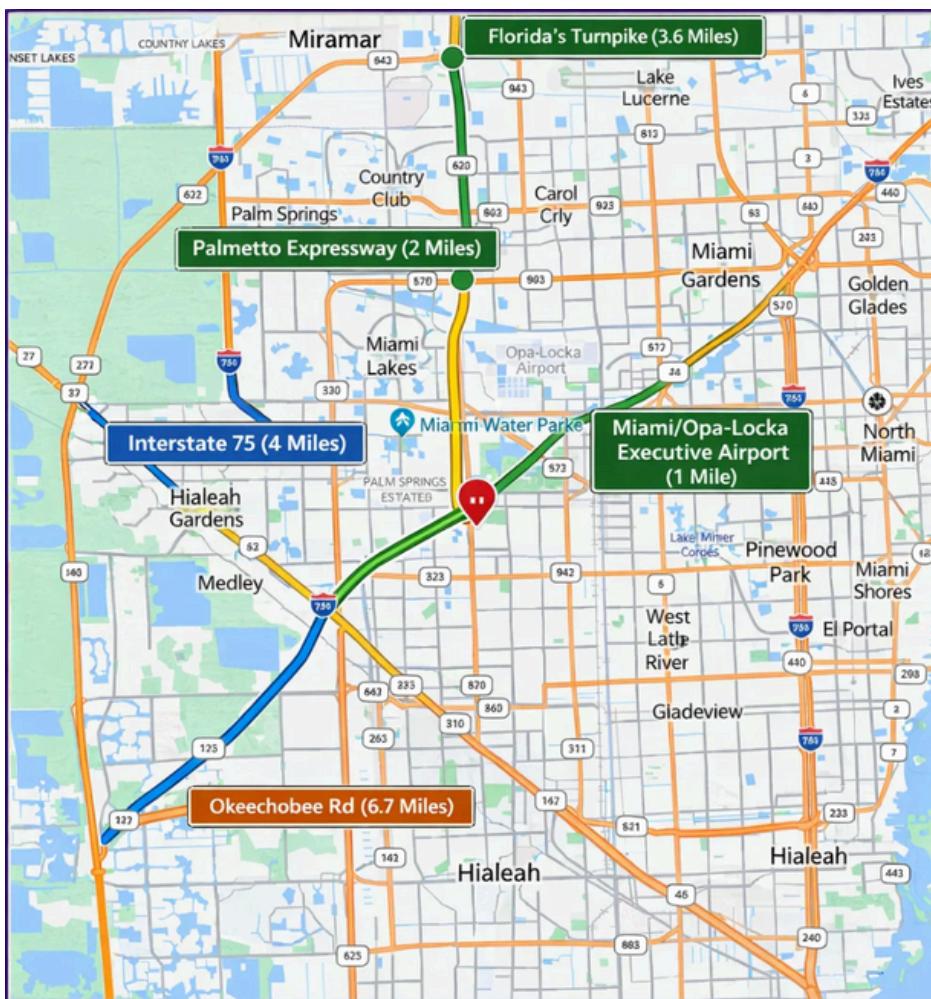


## Property Overview

This rare freestanding industrial facility offers a highly functional warehouse paired with an oversized, fully secured outdoor storage yard: ideal for owner-users, contractors, fleet operators, or investors seeking premium industrial land in Miami-Dade County.

*Information attached is deemed to be accurate but not warranted.*

# PROPERTY DESCRIPTION



## Permitted & Ideal Uses

The property allows for a wide range of industrial and service-oriented uses, including but not limited to:

- Mechanic shop & automotive services
- Body shop
- Tow yard operations
- Fleet parking & storage
- Cabinetry or millwork manufacturing
- Granite, stone, or materials storage
- General outdoor storage yard
- Contractor and service-based industrial operations



**Interstate 75 (I-75)**  
Approximately 5  
minutes / 2.0 miles



**Florida's Turnpike**  
Approximately 6  
minutes / 2.8 miles



**Interstate 95 (I-95)**  
Approximately 12  
minutes / 7.5 miles



**Miami International  
Airport (MIA)**  
Approximately 15  
minutes / 9.5 miles

*Information attached is deemed to be accurate but not warranted.*

# HIGHLIGHTS



## WAREHOUSE & OFFICE FEATURES

- Functional warehouse with 16'-17' clear height
- Three (3) built-out offices suitable for management, dispatch, or administrative use
- Durable Twin-T concrete roof system
- Two (2) large overhead doors for efficient loading and operations
- Flexible interior layout supporting multiple industrial configurations



## SITE & INFRASTRUCTURE HIGHLIGHTS

- 3,100 SF building on +/- 30,263 SF of paved yard
- Fully gated and secured
- Twelve (12) street-front parking spaces for employees and visitors
- Fully lit site with drainage in place
- Connected to municipal sewer
- Excellent maneuverability for trucks, trailers, and heavy equipment
- Ideal for fleet, contractor, and outdoor storage-intensive users
- Three separate folios



## LOCATION & ACCESSIBILITY

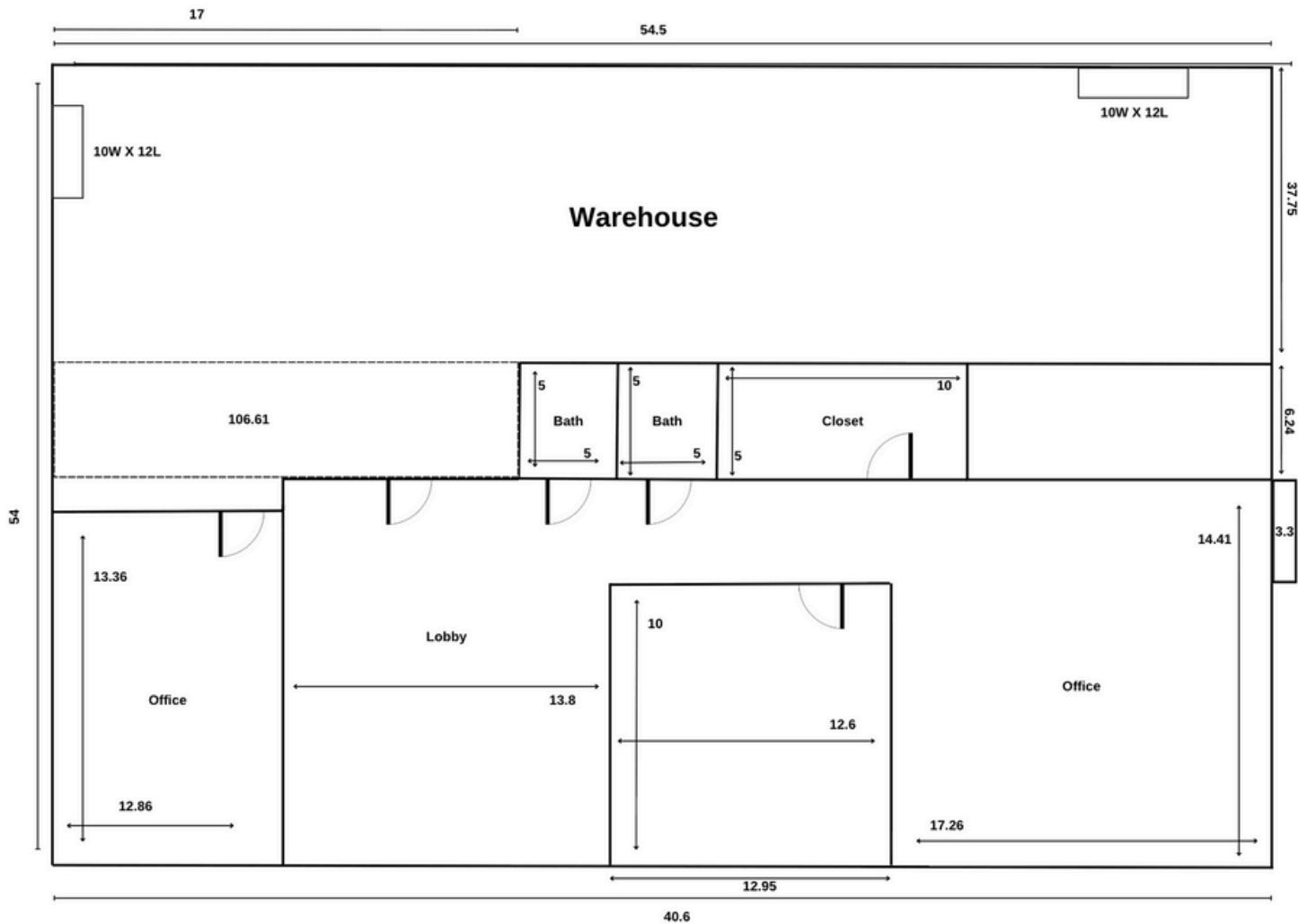
- 0.4 miles to Okeechobee Road
- 0.6 miles to Palmetto Expressway (SR-826)
- 4.6 miles to Florida's Turnpike
- 7.2 miles to Miami International Airport (MIA)
- Positioned within a strong industrial corridor in Hialeah Gardens
- Outside the Wellfield Protection Area, allowing for broader industrial uses



## INVESTMENT HIGHLIGHTS

- Rare freestanding warehouse with oversized gated lot
- ±30,263 SF paved outdoor storage yard
- Three (3) private offices supporting operational efficiency
- 12 street-front parking spaces, a rare industrial advantage
- Strategic proximity to major highways and MIA
- Functional clear height and durable concrete construction
- Broad permitted uses enhance long-term flexibility
- Attractive to owner-users, contractors, and investors
- Scarce industrial outdoor storage opportunity in Miami-Dade County

# FLOOR PLANS



## Get in Touch

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