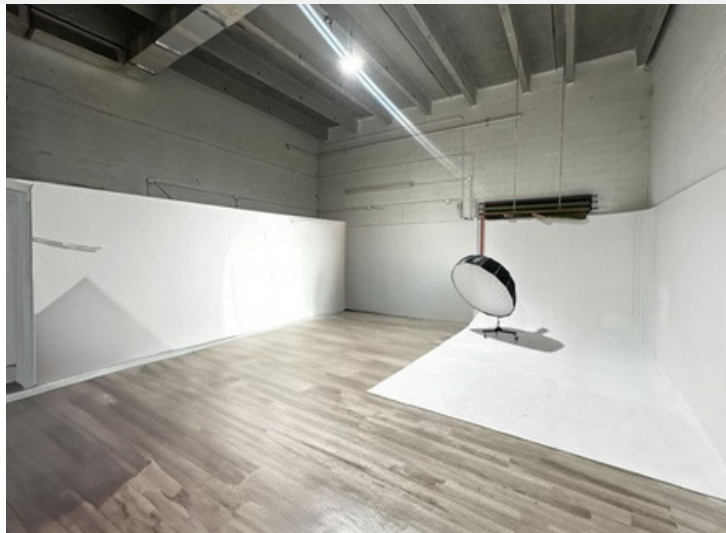




## 7760 W 20 AVE UNIT #18 HIALEAH, FL 33016

### FOR LEASE

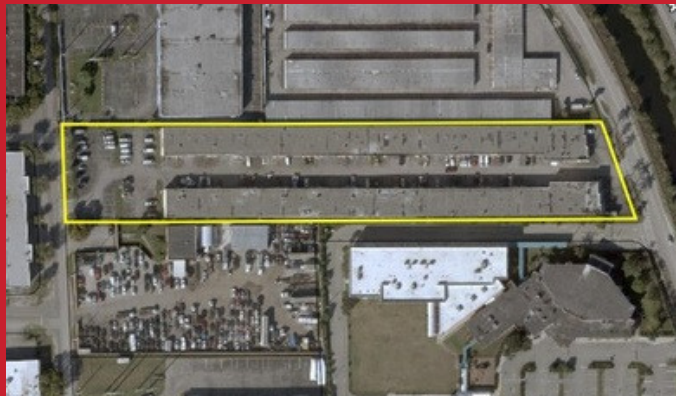
For lease updated condo unit 1,511 SF warehouse, twin-t prestressed concrete roof with 17' height ceilings, one-two bay warehouse, street level door, its 1 phase 220 V. Property offers fully upgraded electrical system, new roof, Int/ext lighting features, entire warehouse and office with central AC, kitchenette for tenants use, one bathrooms, 3+ assign parking spaces plus visitor parkings, This is an ideal site to house your business. The property provides great utility today for all sorts of industrial uses with great logistical benefits located in thriving west Hialeah Industrial market, with superb amenities such as quick connection to I-75 expressway, SR836, Miami International Airport, Port Miami, River Port, and Downtown. Industrial is CRE's most aggressively growing segment, as e- commence emphasis the important of urban core industrial. Available November/15/25 Now it's a photo studio, or can be converted back to his original warehouse space.



**PRICE: \$3,000 X Month**

Building: 1,511 SF

Zoning M-1



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