

FOR SALE

TOTALLY UPDATED FREE STANDING FACILITY



2140 W 62nd ST. HIALEAH, FLORIDA

- FREE STANDING WAREHOUSE/SHOWROOM - LOCATED ON A CORNER LOT
- BUILT 1986 - TOTALLY RENOVATED IN 2016 - BRAND NEW ROOF 2021
- LED LIGHTS IN WAREHOUSE – NEW OFFICES – NEW BATHROOMS

• WAREHOUSE AREA:	9,000 SF
• 1 ST FLOOR OFFICE:	3,060 SF
• 2 ND FLOOR OFFICE:	2,140 SF
• MEZZANINE:	900 SF
• GROSS AREA	<u>15,100 SF</u>

- GRADE & DOCK/WELL LOADING –(2) 10' X 14' O/H DOORS
- 3 PHASE ELECTRIC POWER – TWIN TEE ROOF – 4 HVAC UNITS
- 20 FEET CLEAR

- OUTSIDE OF THE WELLFIELD
- M-1 ZONING – LIGHT MFG.
- GREAT CORPORATE IMAGE

SALE PRICE: \$5,000,000

EMPIRICA REALTY ADVISORS

FRANK MENENDEZ

(305) 342 - 5700

Note: No warranty or representation is made as to the accuracy of the information contained herein and same is submitted subject to errors and omissions.