



**BAY  
SPACE**



FLORIDA PROPERTIES

# **BIG DREAMS**

# **IN SMALL BAYS**

STARTING OUT SMALL OR JUST STARTING OUT,  
EXPAND YOUR BUSINESS WITH BAYSPACE

# ABOUT US

EVERYTHING YOU NEED NOTHING YOU DON'T



At **Bay Space** we provide a flexible, clean, individual spaces to create, expand, store, fix, build, work, craft, cultivate and grow.

We specialize in clean, blank slate, functional industrial space.

300 to 50,000+ square feet of rentable space



## SECURITY

24/7 access, video surveillance, and nightly security patrol



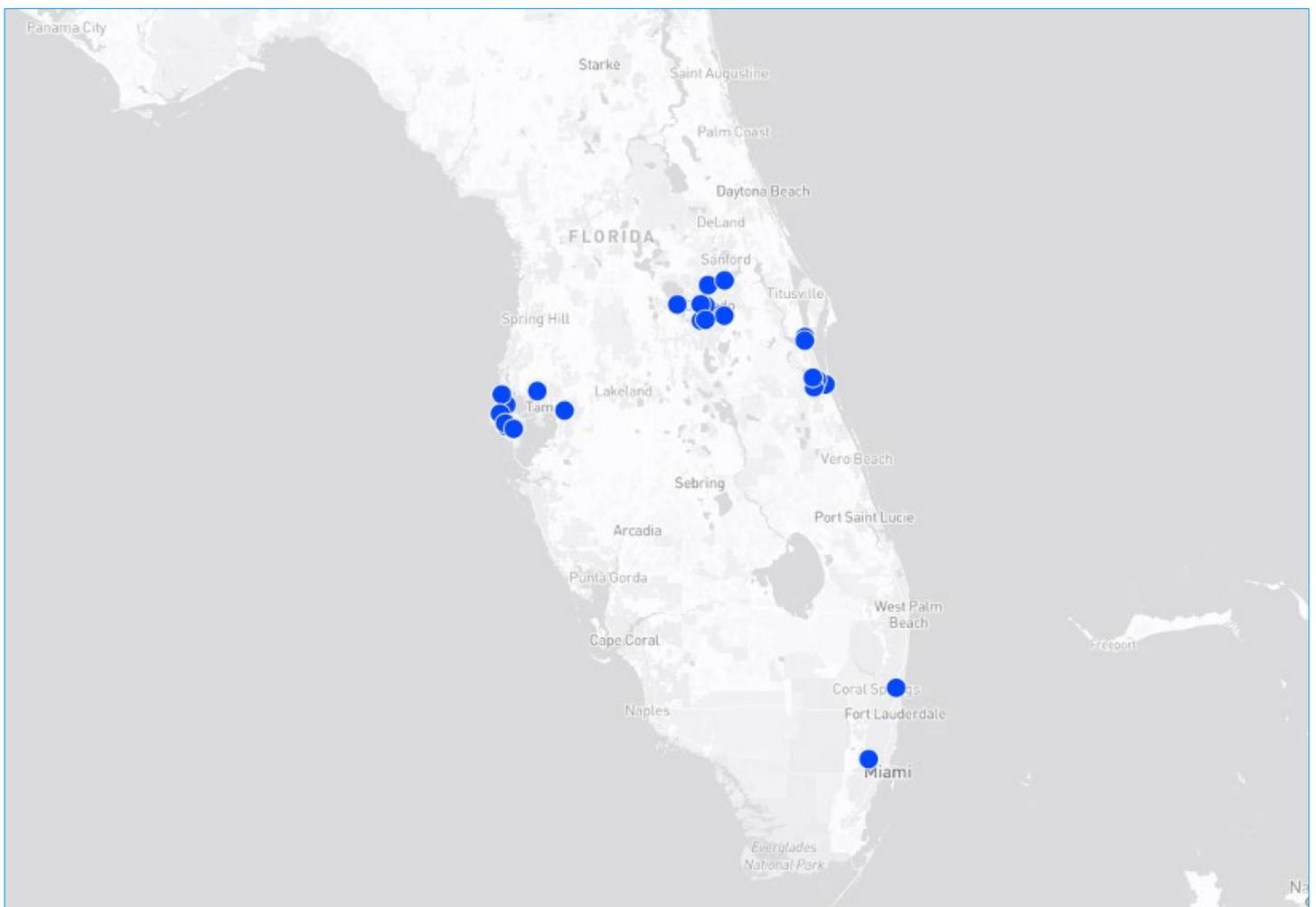
## COMMON AREAS

Open areas where business can collaborate and relax. A coffee machine is available for free.



## CLIMATE-CONTROL

Heat-wave or blizzard, your business is protected against the elements.



FLEXIBLE | AFFORDABLE | SECURE | INDUSTRIAL



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## HIALEAH



HIALEAH INDUSTRIAL CENTER: 1612-1646 W 31ST PL HIALEAH, FL  
WEST HIALEAH INDUSTRIAL CENTER: 653 W 27TH ST. HIALEAH, FL  
AVAILABLE SPACES RANGING FROM 2,000 SF – 20,000 SF

## POSITION YOUR BUSINESS FOR GROWTH IN SOUTH FLORIDA

Secure a highly sought-after, central location at BaySpace Hialeah. This industrial campus is perfectly tailored to support thriving businesses requiring premium regional connectivity. Offering flexible industrial configurations with proximity to Miami's most critical logistical infrastructure, these spaces provide the functionality and visibility businesses demand in one of the most competitive markets in the United States.

Current tenants represent a diverse range of essential industries, including home design and improvement, logistics, cabinetry, stonecraft, and professional trades. This portfolio represents a rare opportunity to secure space in a high-demand, supply-constrained area designed for long-term operational success.



### PROPERTY BENEFITS

**14' – 22' Clear Heights** to accommodate diverse storage and operational needs.

**Grade-Level & Dock-High Loading** capabilities available.

**3-Phase Power (240V, single & three-phase)** suitable for light manufacturing and specialized equipment.

**Flexible Industrial Spaces** with built-out office options.

**Professionally Managed Complex** situated in a prime, high-density industrial corridor.

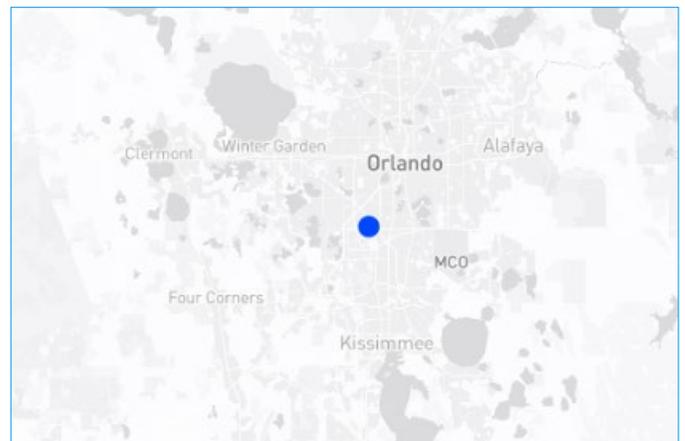
## HIGH DEMAND, REGIONALLY CONNECTED

BaySpace Hialeah delivers exceptional regional access from the heart of Hialeah. The portfolio is located within minutes of the pivotal interchange of Miami's major transportation arteries.

Strategically positioned for efficiency, your business will have:

- Immediate Access to W Okeechobee Rd (US 27).
- Less than 2.0 Miles from the Palmetto Expressway (SR 826).
- 4.4 Miles from the Miami International Airport (MIA) Cargo Hub.
- Regional Reach: A 60-minute drive allows you to reach approximately 4.8 million people, representing 78% of the total South Florida population.

This in-fill location is uniquely positioned to serve the rapid growth of nearby Doral, the fastest-growing city in Miami-Dade County.



## LEARN MORE ABOUT THIS PROPERTY AND VIEW MORE PHOTOS HERE

 305-384-1181

 [info@bayspace.com](mailto:info@bayspace.com)