

AVAILABLE  
FOR LEASE



**±15,000 SF**

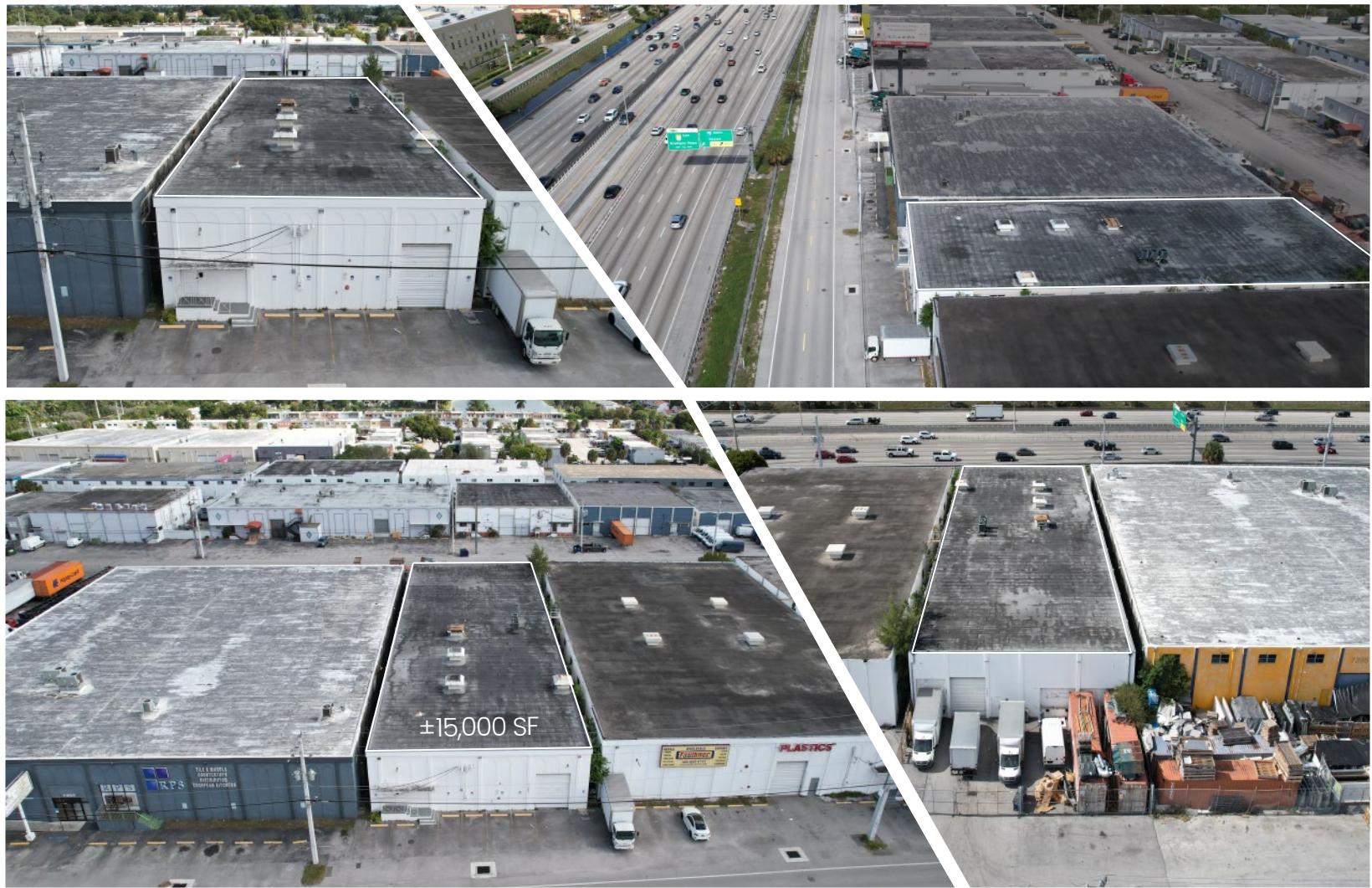
INDUSTRIAL WAREHOUSE

7345 WEST 20TH AVE  
HIALEAH, FL 33014

LEASE RATE:  
\$21.50 PSF GROSS

CONTACT:  
305.817.8899

**VIVO**  
REAL ESTATE GROUP



## PROPERTY HIGHLIGHTS

SIZE:  $\pm 15,000$  SF

OFFICE:  $\pm 1,500$  SF

CEILING HEIGHT: 18'

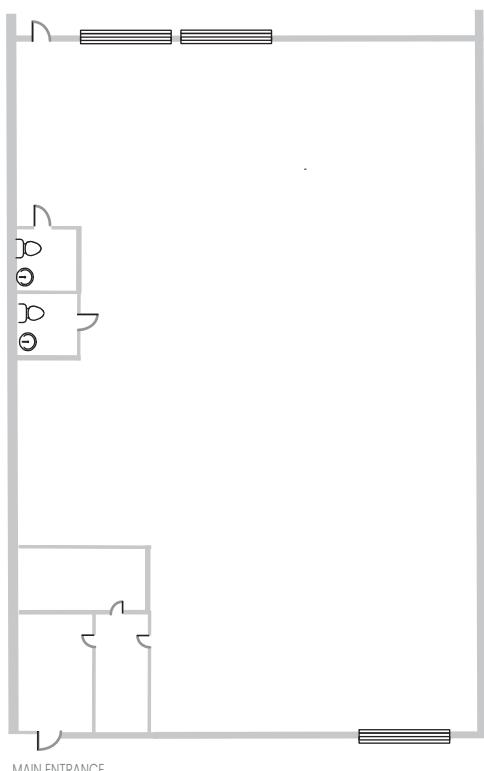
LOADING: 3 STREET LEVEL LOADING DOORS

POWER: THREE PHASE (400 AMPS)

FIRE SPRINKLERS THROUGHOUT

PALMETTO FRONTAGE

## FLOOR PLAN



Ideally positioned, this industrial property offers exceptional connectivity for logistics and distribution users. The site provides immediate access to the Palmetto Expressway (SR 826), with close proximity to Okeechobee Road (US 27), I-75, and Florida Turnpike, allowing efficient movement throughout Miami-Dade and Broward Counties. Palmetto Expressway frontage offers prime branding and advertising opportunity, delivering outstanding visibility to tens of thousands of daily commuters—an ideal advantage for prospective tenants seeking both operational efficiency and high-impact exposure.

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