

# AVAILABLE FOR LEASE



±15,000 SF

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**INDUSTRIAL WAREHOUSE**

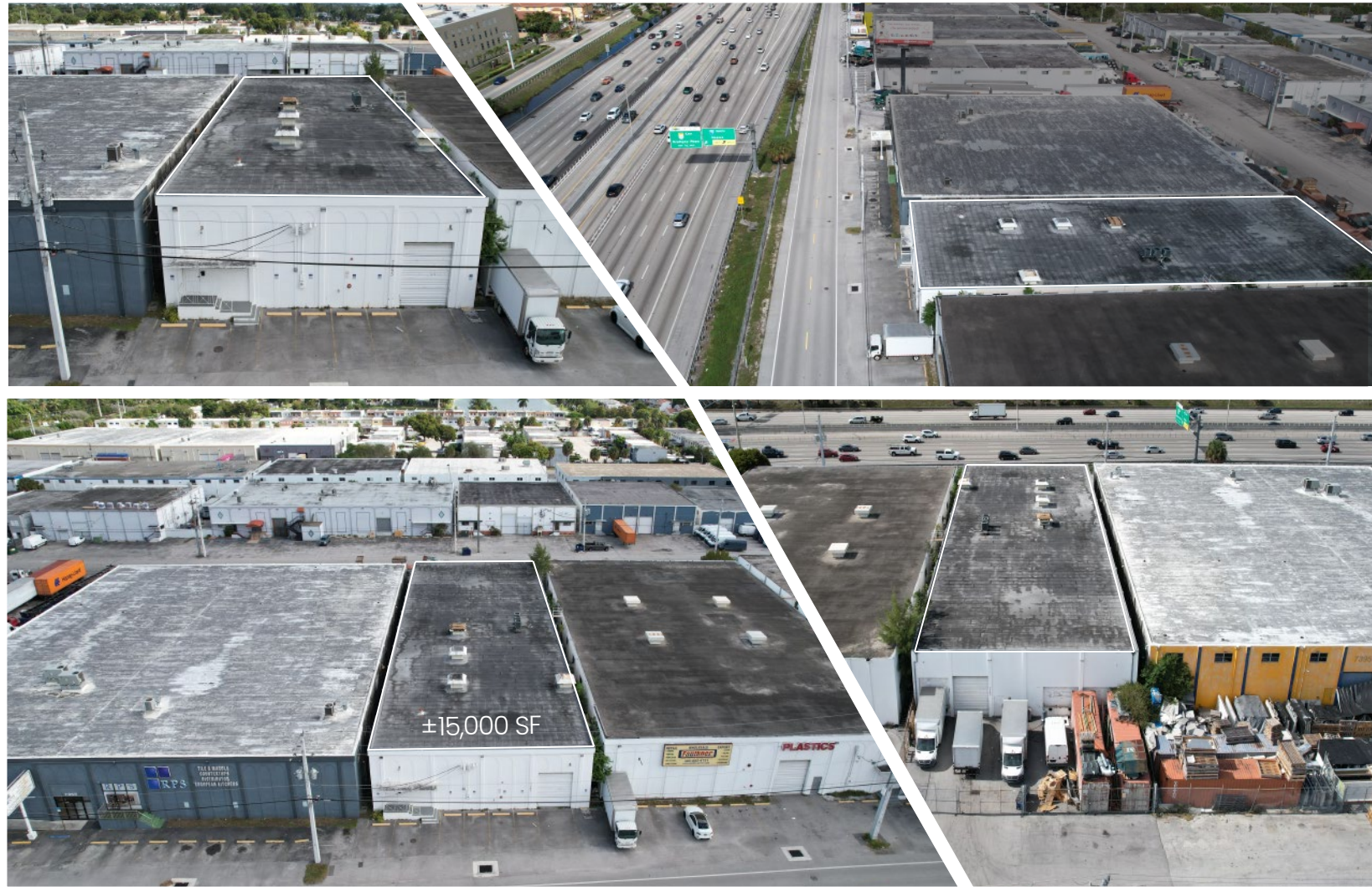
7345 WEST 20TH AVE  
HIALEAH, FL 33014

**LEASE RATE:**  
\$21.50 PSF GROSS

**CONTACT:**  
 **305.817.8899**

**VIVO**  
REAL ESTATE GROUP





## PROPERTY HIGHLIGHTS

- SIZE: ±15,000 SF
- OFFICE: ±1,500 SF
- CEILING HEIGHT: 18'
- LOADING: 3 STREET LEVEL LOADING DOORS
- POWER: THREE PHASE (400 AMPS)
- FIRE SPRINKLERS THROUGHOUT
- PALMETTO FRONTAGE

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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## FLOOR PLAN

