AVAILABLE FOR SALE

27

±10 ACRE LOT LEGALLY PERMISSIBLE TRUCK PARKING

16120 NW 127th Ave. Hialeah, FL 33018

CONTACT Tommy Gil 305.817.8899

vivogroup.net



PROPERTY FEATURES





PROPERTY DESCRIPTION

This 10-acre commercial lot offers an ideal solution for truck parking and fleet storage.

Seller Financing: Competitive terms available for qualified buyers

This property presents a unique investment opportunity to acquire a strategically located truck parking facility with a highly efficient layout and substantial income potential.

Located under 2 miles from the intersection of Okeechobee Road and the Florida Turnpike, this property offers prime access to Medley and Airport West industrial markets—key hubs for Miami-Dade's distribution and trucking industries. Its central position provides equal proximity to major air and seaports across Miami-Dade and Broward Counties, making it an ideal location for truck parking.

LOCATION ADVANTAGES

- Easy access via NW 127 Avenue off Okeechobee Road
- Situated one lot from the corner, ensuring convenient entry and exit
- NW 127 Avenue offers low-traffic access

SITE PLAN FEATURES



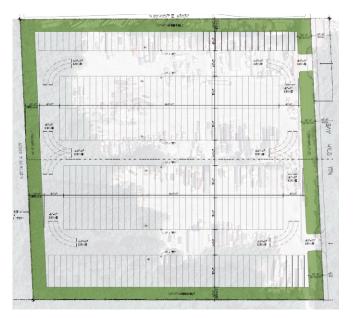


EXISTING SITE PLAN

Improved Area: 285,600 SF Pending Improvements: 150,000 SF Monthly Income: \$40,000.00 / Month

CONCEPTUAL SITE PLAN

Potential Parking Capacity: 228 Spots Total Tractor Trailer Spots (13' x 75'): 186 Spots @ \$400.00 Per Month = \$74,400 Smaller Truck Spot (13' x 45'): 42 Spots @ \$300.00 Per Month = \$12,600 Total Potential Gross Income: \$87,000.00 / Month or \$1,044,000 / Year Real Estate Taxes (2024): \$62,636.64 Security & Management: \$104,200.00 Net Operating Income: \$877,163.40



LAYOUT EFFICIENCY

Includes 30' setbacks, two 40' wide ingress/egress points, 60' spacing between spots, and 42' roads to accommodate necessary turning radius.

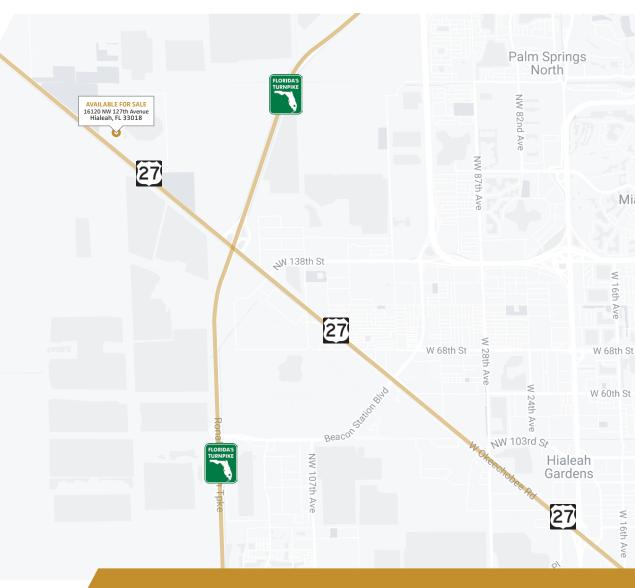






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CALL US 305.817.8899



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