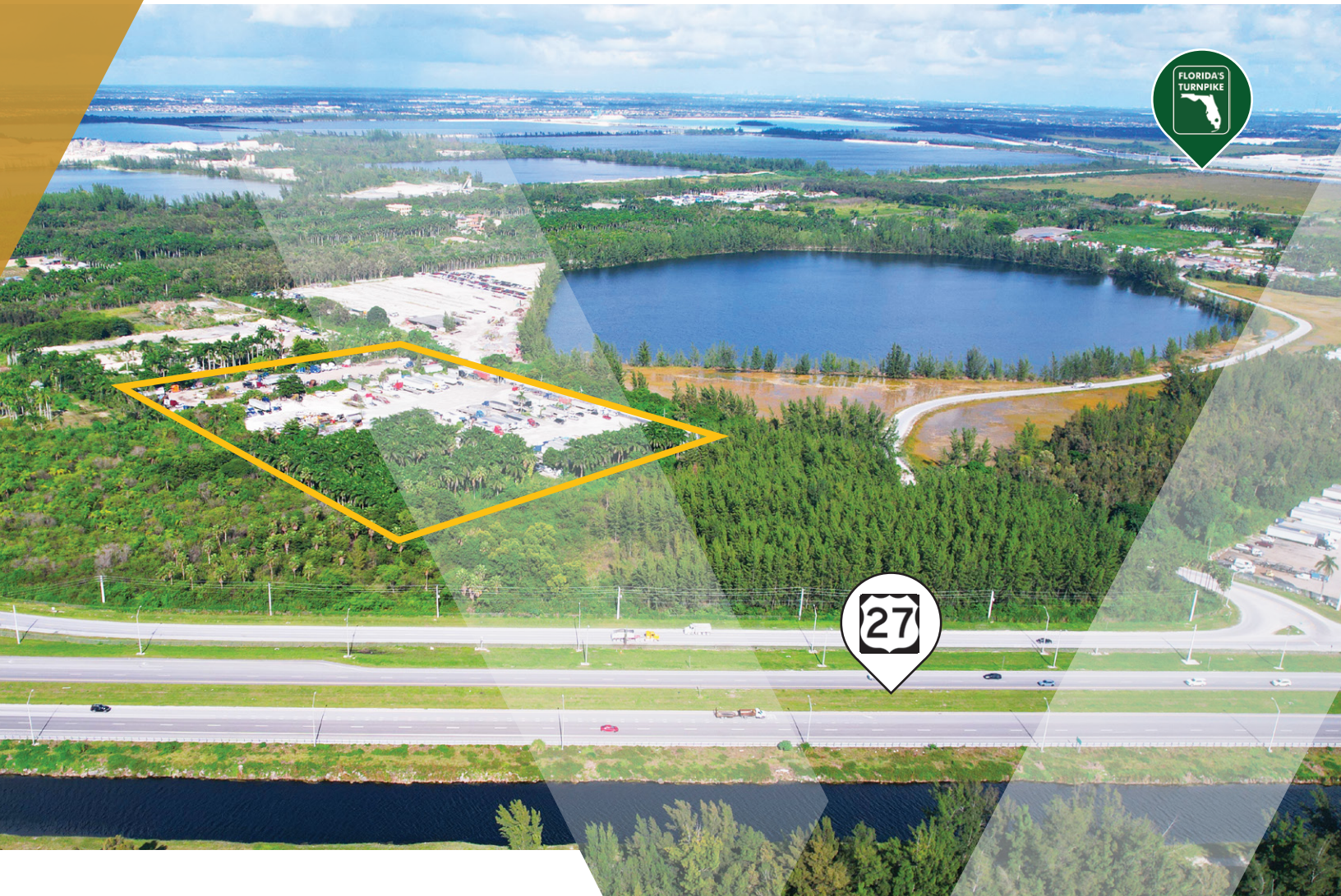


AVAILABLE
FOR SALE



±10 ACRE LOT
LEGALLY PERMISSIBLE TRUCK PARKING

16120 NW 127th Ave.
Hialeah, FL 33018

CONTACT

Tommy Gil
305.817.8899

vivogroup.net

VIVO
REAL ESTATE GROUP

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

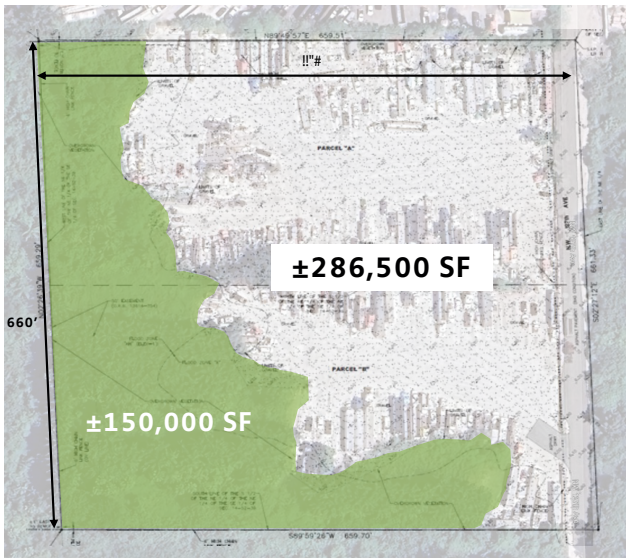
This property presents a unique investment opportunity to acquire a strategically located truck parking facility with a highly efficient layout and substantial income potential.

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

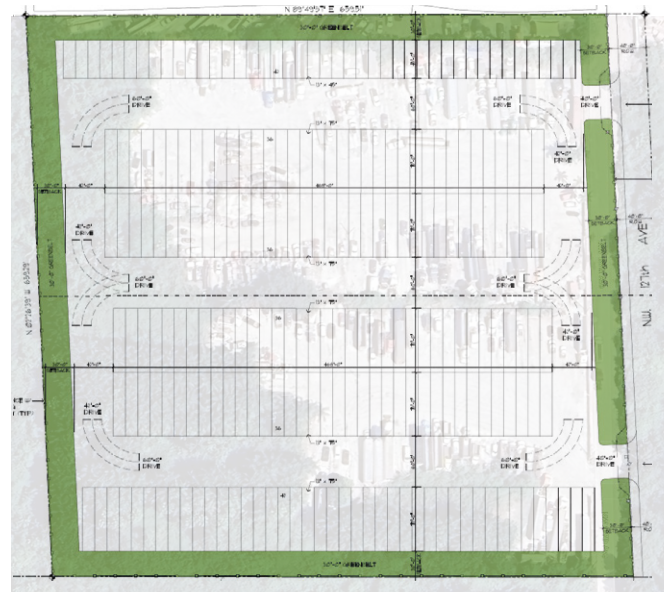


EXISTING SITE PLAN

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

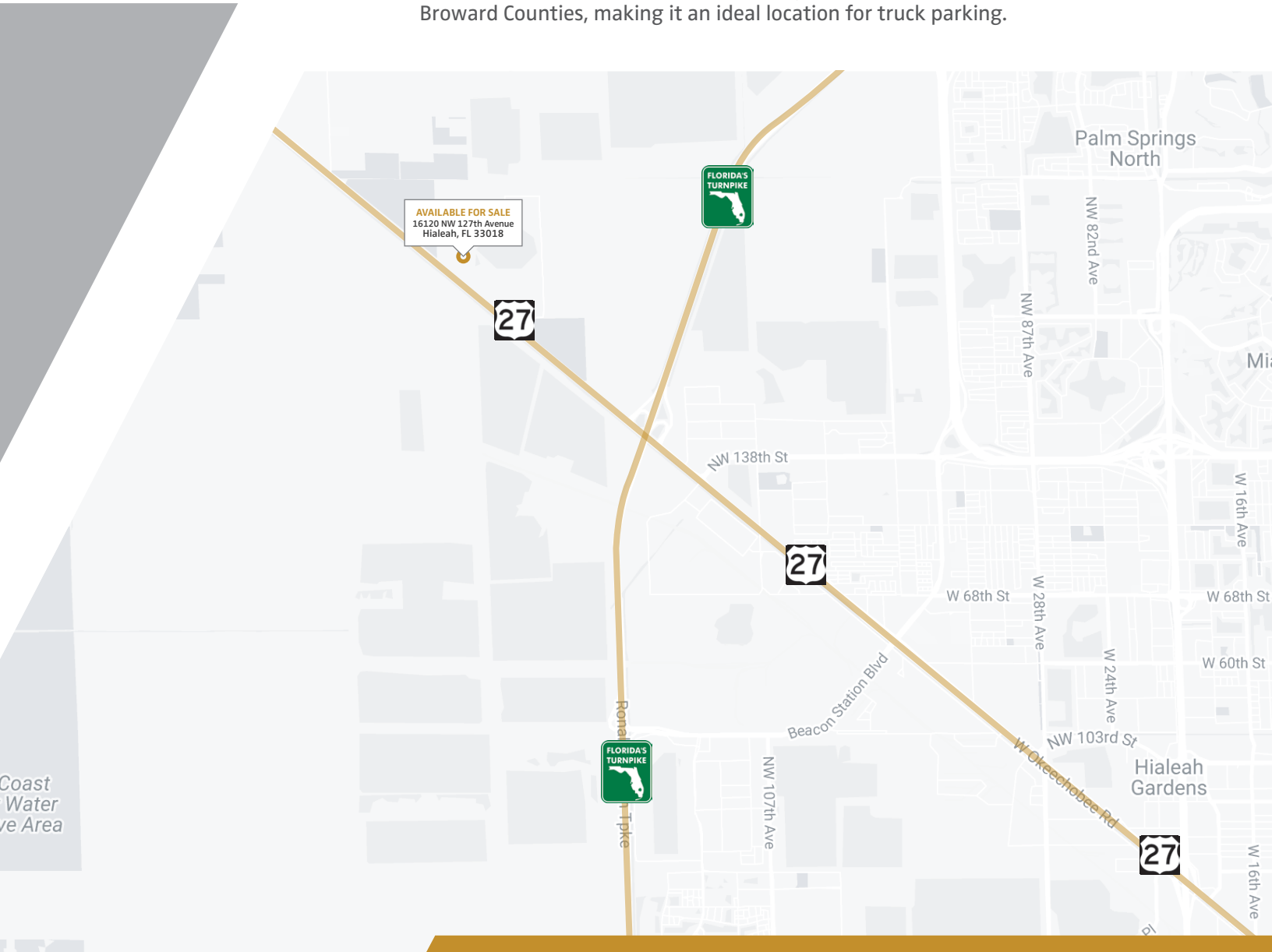
Includes 30' setbacks, two 40' wide ingress/egress points, 60' spacing between spots, and 42' roads to accommodate necessary turning radius.

LOCATION GALLERY



LOCATION DESCRIPTION

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.



CALL US FOR MORE INFORMATION **305.817.8899**



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