



12175

NW 98th Avenue
Hialeah Gardens, FL 33018



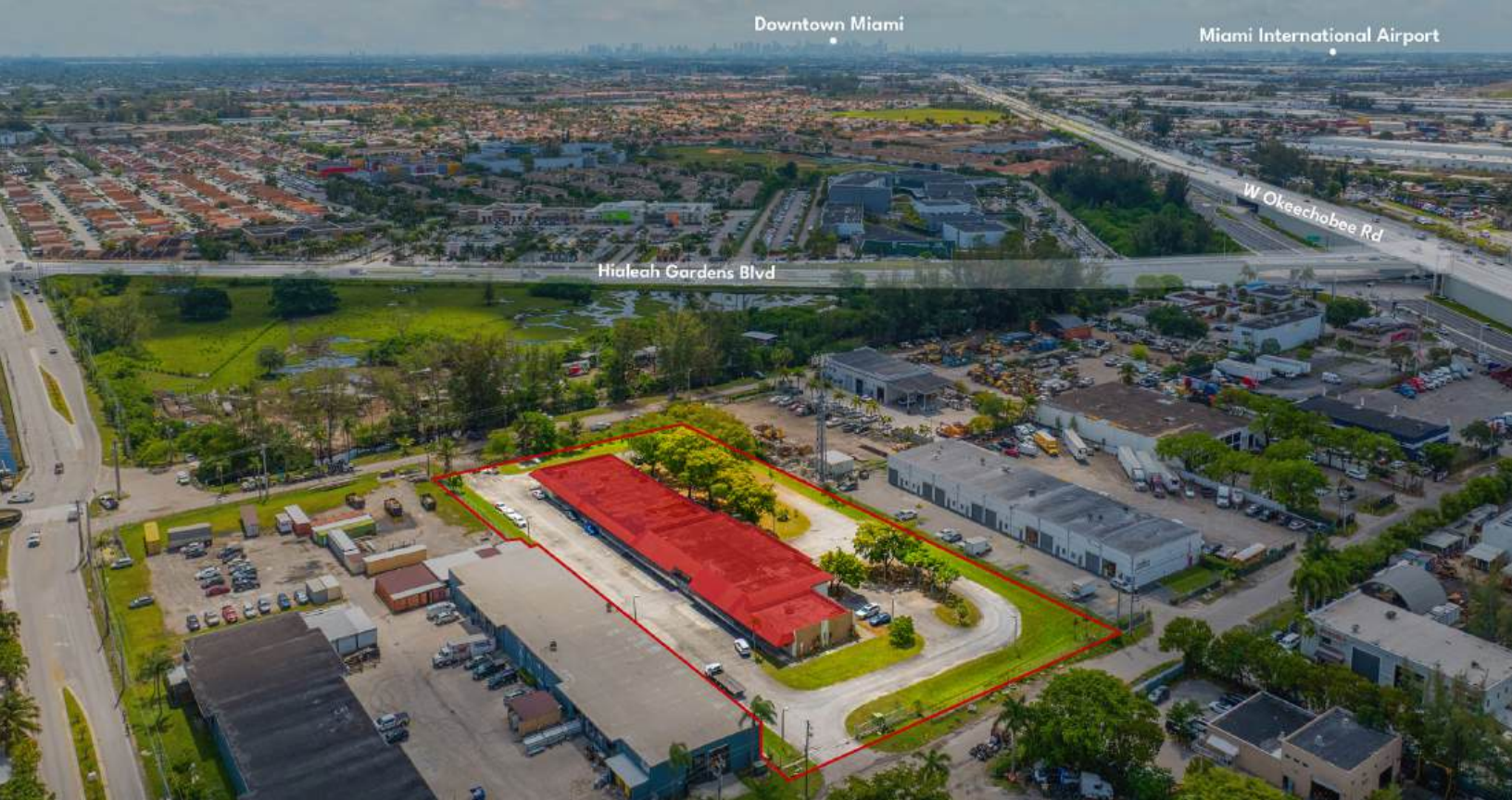
PRIME INDUSTRIAL – IOS SITE FOR SALE

+/- 21,877 SF Facility on +/- 3.34 Acres of Land

Fully fenced, meeting modern industrial outdoor storage (IOS) requirements

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PROPERTY

SUMMARY

ComReal is pleased to exclusively offer this freestanding industrial facility situated on a strategic, fully secured 3.34-acre site. Located in a premier in-fill pocket with immediate access to Okeechobee Road, this property is uniquely positioned for logistics, fleet parking, or redevelopment in a land-constrained market.

The property presents a rare opportunity for a company to control its own headquarters. The expansive, secured yard area makes this site ideal for heavy equipment staging, fleet parking, or utility contractors.

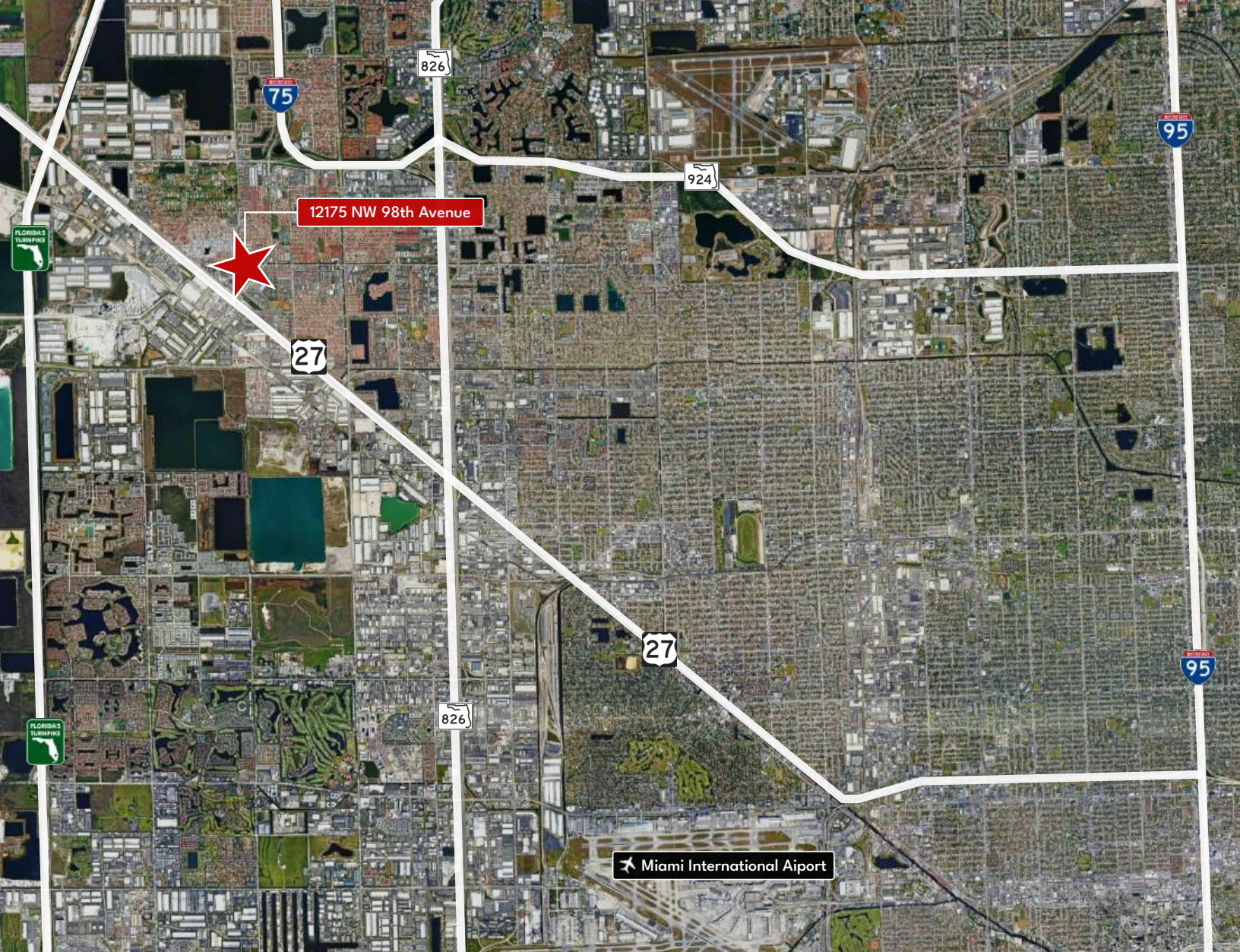
PROPERTY

HIGHLIGHTS

- **Total Building Size:** +/- 21,877 SF freestanding facility.
- **Strategic Land Area:** +/- 3.34 Acres, offering a coveted low-coverage ratio.
- **Premier Security:** Fully fenced perimeter meeting modern industrial outdoor storage (IOS) requirements.
- **Layout:**
 - West Area: Professional office suites.
 - Center Area: Warehouse with efficient cross-dock loading.
 - East Area: Flex space – former dormitory area
- **Zoning:** Liberal B-3 (Business-3) zoning, allowing for wholesale distribution, mechanical garages, automotive services, and more.
- **Unmatched Access:** Instant connectivity to the Palmetto Expressway (SR 826) and the Florida Turnpike via Okeechobee Road.

PROPERTY PHOTOS





For Inquiries, Contact:

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