



OFFERING MEMORANDUM

7725 W 2ND CT

HIALEAH, FLORIDA, 33014

A rare freestanding industrial building on a nearly one-acre site, offering one of the hardest-to-find combinations in Hialeah: warehouse, office, power, loading, and yard functionality for production users.

ASKING PRICE

\$ 6,750,000

BUILDING AREA

± 25,254 SF

SITE AREA

0.97 AC

PRICE / SF

\$267



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PROPERTY BRIEF

ASKING PRICE	\$6,750,000
BUILDING	±25,254 SF
SITE	±0.97 AC
PRICE / SF	\$267
YEAR BUILT	1968
CLEAR HEIGHT	±16 FT
LOADING	4 Grade-Level Doors
DELIVERY	Vacant



THE OPPORTUNITY

A FREESTANDING INDUSTRIAL BUILDING DESIGNED FOR PRODUCTION USERS

Asking Price \$6,750,000	Building Area ± 25, 254 SF	Site Area ± 42,305	Price / SF \$267
Clear Height ± 16 FT	Total ceiling ± 18 FT	Frontage ± 119 FT	Loading 4 Grade Level Doors

The property combines open warehouse space, functional office improvements, production-oriented power, multiple grade-level loading points, an interior loading ramp, and a rear yard.

The building is currently configured as two units of approximately 17,254 square feet and 8,000 square feet. The smaller unit is occupied by a carpentry and millwork operator, creating an in-place income component.

The building can be delivered vacant, providing flexibility for an owner-user that requires the entire facility.

Positioned near Red Road, the Gragny Parkway, the Palmetto Expressway, and Miami-Opa Locka Executive Airport, the property offers central access to Hialeah, Miami Lakes, Medley, Opa-locka, Doral, and the broader Miami-Dade industrial market.



FRONTAGE AND PARKING ON W 2ND COURT — ±119 FEET OF DEDICATED STREET EXPOSURE



SPECIFICATIONS

PROPERTY OVERVIEW

Core building, site, and systems detail.

BUILDING SITE DATA

Property address

7725 W 2nd Ct, Hialeah, FL 33014

Asking price

\$6,750,000

Price per sf

\$267 / SF

Building area

±25,254 SF

Lot area

±42,305 SF / 0.97 AC

Year built

1968

Property type

Freestanding industrial / warehouse

Zoning

Industrial — Light Manufacturing

Frontage

±119 feet on W 2nd Ct

Ceiling Height

±16 ft clear / ±18 ft total

Loading

Four grade-level roll-up doors

Power

600 AMP, 120/240V, 3-phase

Fire protection

Sprinkler and fire alarm infrastructure

Yard

Rear paved service yard

Recertification

50-year recertification completed

Configuration

Two units: ±17,254 / ±8,000 SF

Delivery

Vacant

KEY INVESTMENT HIGHLIGHTS

- Rare freestanding industrial building on a nearly one-acre parcel.
- Flexible two-unit configuration supporting owner-user occupancy, partial income, or full-building use.
- Production-oriented functionality with three-phase power, four loading doors, and an interior ramp.
- Rear yard supports service, loading, staging, and operational needs.
- Completed 50-year recertification enhances due diligence readiness.
- Central Hialeah location near major roadways, labor, customers, and suppliers.

DELIVERY OPTIONS

Owner-User	Occupy ± 25,254 SF
Owner+Income	Retain ±8,000 SF tenant
Full Building	Delivered vacant





OCCUPANCY STRUCTURE

SPACE CONFIGURATION
& OCCUPANCY

A flexible ownership structure supporting immediate use, in-place income, and future expansion.

Current configuration — ±25,254 SF Total

±17,254 SF	±8,000 SF
Available — owner-user occupancy68%	Millwork tenant32%

OWNER-USER OPPORTUNITY • Approximately 17,254 SF positioned for owner-user occupancy. • Functional combination of warehouse, office, loading, power, and yard. • Suitable for production, fabrication, assembly, finishing, and service-industrial operations. • Ability to occupy the majority of the building while benefiting from an income component.	INCOME & FULL-BUILDING FLEXIBILITY • Approximately 8,000 SF currently occupied by a carpentry / millwork tenant. • In-place tenancy may offset ownership costs during a transition period. • Building can be delivered vacant. • Supports immediate occupancy, phased growth, or a long-term owner-user strategy.
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Current Units	Available Area	Income suite	Delivery
2	± 17,254 SF	± 8,000 SF	Flexible

The property is best positioned for businesses that design, fabricate, assemble, finish, customize, or produce products on-site and benefit from operating their office, shop, storage, and customer-facing functions from one location.

BUILDING SYSTEMS

FUNCTIONAL FEATURES

A practical combination of warehouse, office, loading, power, and yard functionality.

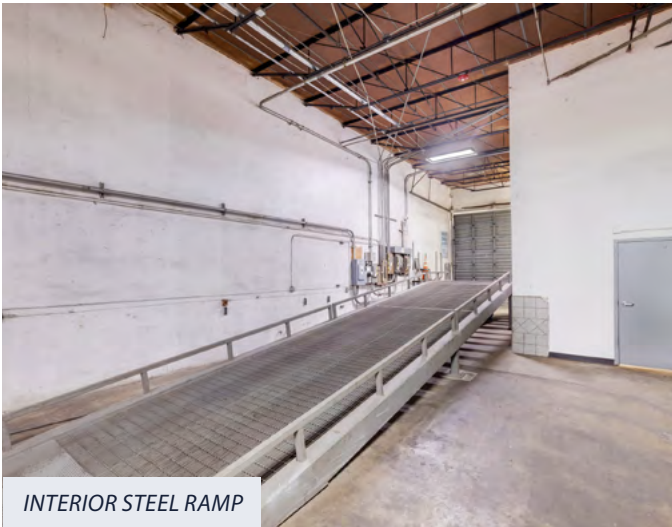
WAREHOUSE & LOADING

- Large open warehouse areas with concrete floors.
- Approximately 16-foot clear height and 18-foot total ceiling height.
- Four grade-level roll-up doors.
- One loading door served by an interior steel ramp.
- Exposed steel roof structure and production oriented layout.
- Rear paved yard / service area for staging and operations.

POWER, LIFE SAFETY & IMPROVEMENTS

- Reported 600 AMP, 120/240V, 3-phase delta electrical service.
- Existing fire sprinkler and fire alarm infrastructure.
- Functional office build-out with reception, private offices, conference room, and administrative areas.
- Breakroom / kitchenette, data / IT space, utility areas, and updated restrooms.
- 50-year recertification completed.

Clear height ± 16 SF	Power 600 _{AMP} · 3-PHASE	Grade-level doors 4	Interior Ramp Yes
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ADMINISTRATIVE BUILD-OUT

OFFICE IMPROVEMENTS

Existing administrative space designed to support an operating business from day one.

The office component provides a functional environment for management, sales, administration, meetings, employees, and customer interaction. Existing improvements can reduce the cost and time required for an owner-user to begin operations.

KEY INVESTMENT HIGHLIGHTS

- Reception and administrative work areas.
- Multiple private offices and conference / meeting space.
- Breakroom / kitchenette with cabinetry, sink, and appliance space.
- Updated restroom finishes, including accessible features.
- Data / telecom and utility / storage areas.
- Drop ceilings, lighting, tile flooring, and office HVAC.

Move-in ready administration paired with production space in the same building.



ADMINISTRATIVE BUILD-OUT

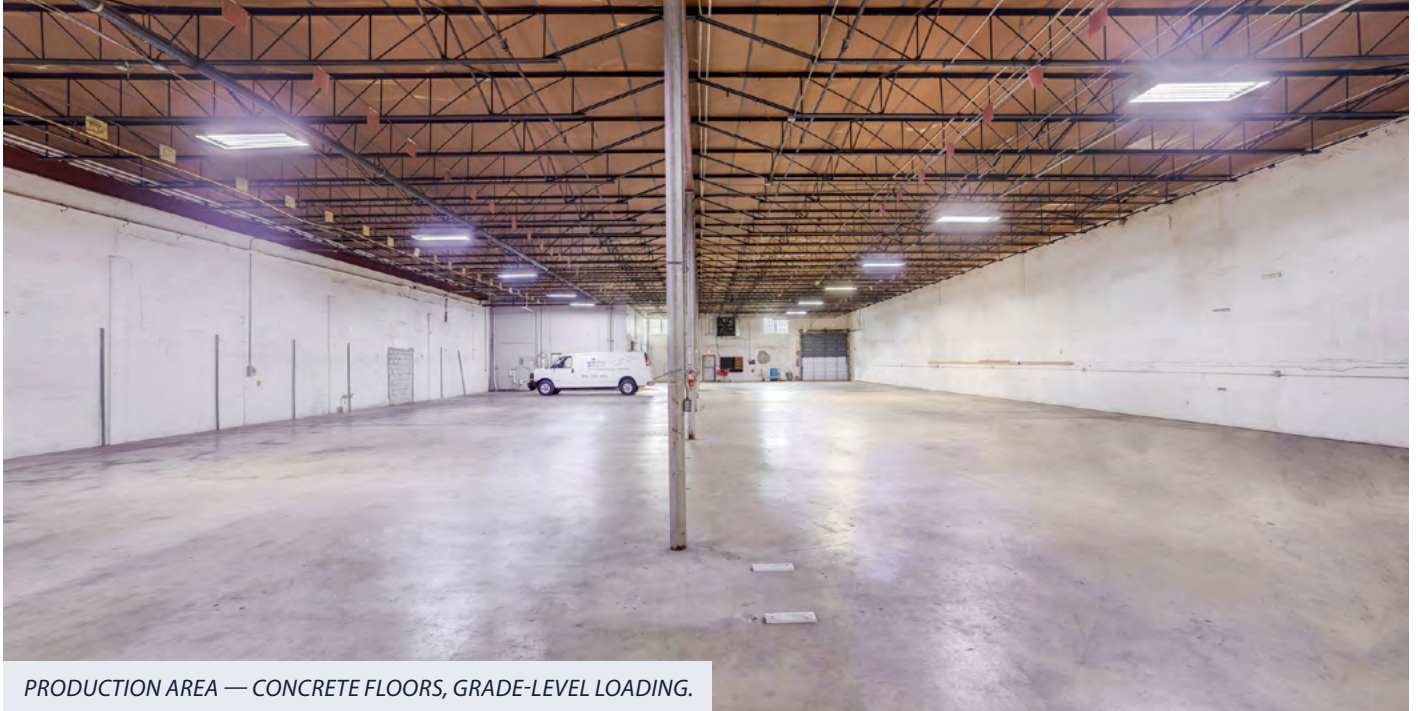
OFFICE IMPROVEMENTS

Existing administrative space designed to support an operating business from day one.



WAREHOUSE & YARD

Column-spaced open production area, grade-level loading, and a paved rear yard for staging and service.



PRODUCTION AREA — CONCRETE FLOORS, GRADE-LEVEL LOADING.

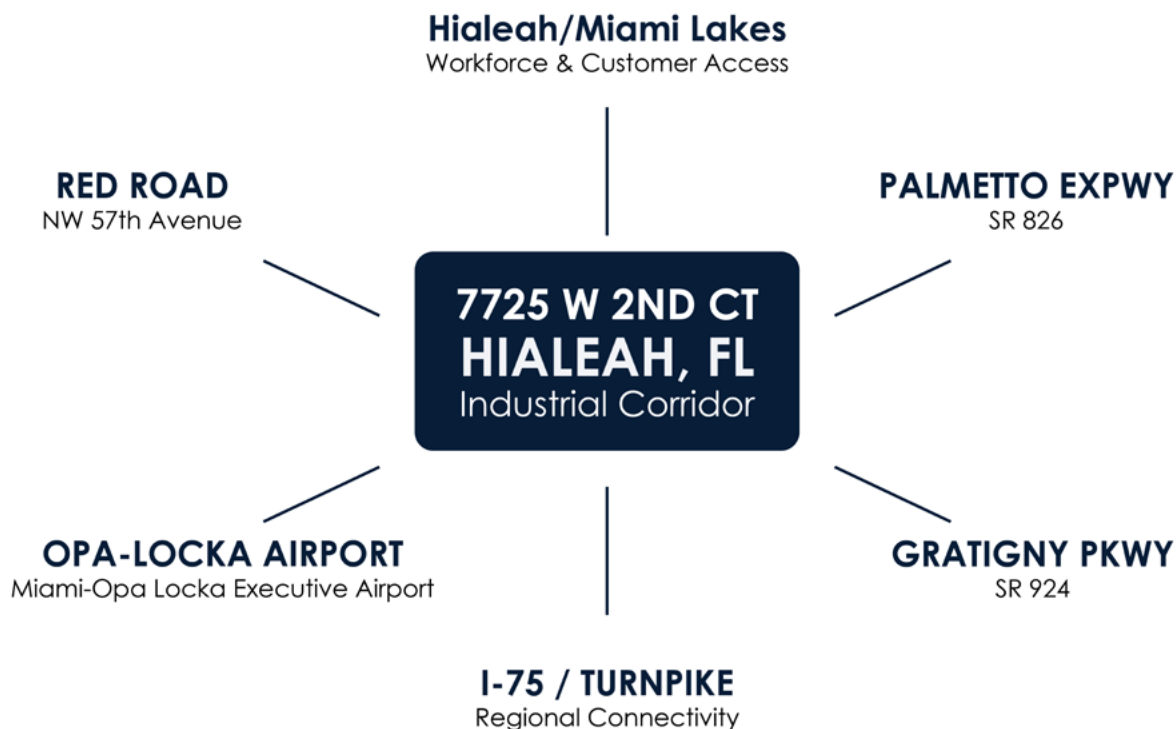


REAR PAVED YARD — STAGING, SERVICE ACCESS, AND ADDITIONAL GRADE-LEVEL LOADING

CENTRAL MIAMI-DADE INDUSTRIAL CORRIDOR

STRATEGIC LOCATION

The property sits in an established Hialeah industrial corridor with practical access for employees, customers, suppliers, and service vehicles throughout central and northwest Miami-Dade.



SUBMARKETS WITHIN REACH

HIALEAH

MIAMI LAKES

MEDLEY

OPA-LOCKA

DORAL

NORTHWEST MIAMI-DADE

INDUSTRIAL POSITIONING

- Long-established light industrial and manufacturing environment.
- Functional setting for production, service, fabrication, and trade users.
- Freestanding identity with dedicated frontage and rear operational area.
- Strong fit for local and regional owner-users seeking control of their facility.

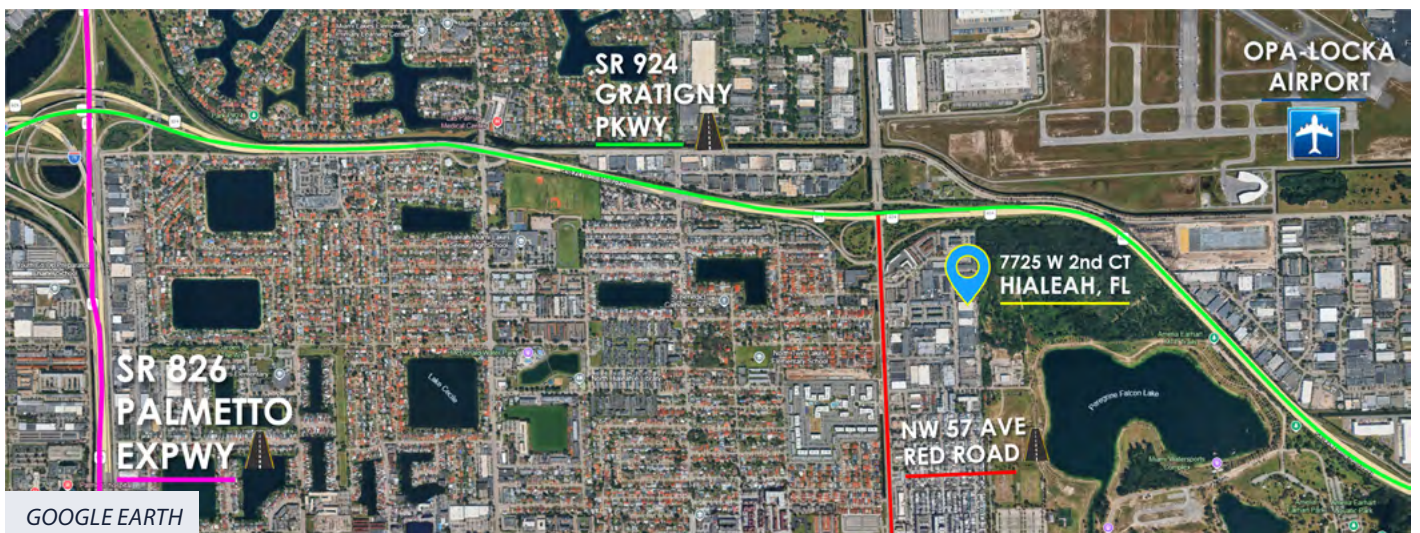
KEY INVESTMENT HIGHLIGHTS

- Convenient connection to major north-south and east-west roadways.
- Central access to Hialeah, Miami Lakes, Medley, Opa-locka, and Doral.
- Proximity to Miami-Opa Locka Executive Airport and regional industrial corridors.
- Established labor, customer, and supplier base.

CENTRAL MIAMI-DADE INDUSTRIAL CORRIDOR

STRATEGIC LOCATION

The property sits in an established Hialeah industrial corridor with practical access for employees, customers, suppliers, and service vehicles throughout central and northwest Miami-Dade.



VIDEO TOUR



A compelling opportunity to acquire and control a freestanding industrial facility on nearly one acre in Hialeah, configured for production users who need warehouse, office, power, loading, and yard functionality under one roof.

CONTACT



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