

# Industrial Condo Bay Available

8023 W 21st Court, Hialeah, FL 33016



## PROPERTY HIGHLIGHTS

- ±Total Size: ±1,500 SF
- Year Built: 1977
- Ceiling Height: 18'
- One front loading street level door
- Zoning: M1 Industrial District
- Roof age: 3 years old
- Monthly Association: \$195.00
- Price: \$525,250.00



Butters Realty & Management  
1900 NW Corporate Boulevard, Suite 110W  
Boca Raton | FL. 33431 | [www.Butters.com](http://www.Butters.com)

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease or availability are subject to change or withdrawal without notice.

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## VERSATILE INDUSTRIAL CONDO WITH LOW ASSOCIATION FEES

Versatile Office/Warehouse opportunity featuring 1,500 SF in a well-maintained industrial complex. This functional space offers a flexible office and warehouse layout with 18' clear ceiling height and one front-loading street-level door for convenient access and operations. Zoned M1 Industrial District, the property is ideal for a variety of industrial, storage, distribution, or service-related uses.



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## PRIME INDUSTRIAL LOCATION WITH EXCELLENT HIGHWAY CONNECTIVITY

- Immediate Access to I-75, SR 826 (Palmetto Expressway) & Florida's Turnpike
- Centrally Located in the Heart of Hialeah's Industrial Corridor
- Minutes from Miami-Opa Locka Executive Airport
- Convenient Access to Miami International Airport & Major Business Hubs
- Close Proximity to NW 82nd Avenue & West 21st Street
- Excellent Connectivity to Miami-Dade County's Major Transportation Routes
- Strategically Positioned for Distribution, Storage & Service Businesses
- Easy Access to Doral, Medley, Miami Lakes & Hialeah Gardens
- Prime Small Bay Industrial Location with Strong Regional Accessibility
- Surrounded by Established Industrial & Commercial Users



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