

**SMALL-BAY INDUSTRIAL
STUDIO WITH FLEXIBLE
WAREHOUSE POTENTIAL**

HIALEAH GARDENS, FL 33016
7760 W 20TH AVE #18
VERSATILE

\$2,650/Mo.

LEASE PRICE

1,511 SF

BUILDING SIZE

**1 GRADE-LEVEL
BAY DOOR**

LOADING

M1

ZONING



LOCATION ADVANTAGES

- Centrally positioned industrial area
- Convenient access to major highways
- Strong connectivity to transportation corridors
- Sought-after small-bay industrial market
- Ideal for service, logistics, and trade-based users

FAUSTO COMMERCIAL PRESENTS

Available for lease, this clean and well-maintained small-bay warehouse offers a functional street-level layout in a prime industrial setting. Currently designed as a professional art and photography studio, the space presents exceptionally well while allowing flexibility for conversion into a more open warehouse configuration. Ownership is open to working with qualified tenants on light improvements, making this an ideal fit for creative, trade, showroom, e-commerce, storage, or light operational users.

PROPERTY HIGHLIGHTS

- Fully air-conditioned warehouse space
- Updated office areas
- Upgraded electrical system
- Single-phase 220-volt service
- 3 dedicated parking spaces
- Ownership open to light build-to-suit improvements

EXCLUSIVELY LISTED BY



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