

AVAILABLE
FOR SUBLEASE



±27,430 SF
INDUSTRIAL WAREHOUSE

9675 NW 174TH STREET
HIALEAH, FL 33018

FOR PRICING & ADDITIONAL INFORMATION

CONTACT:

BRANDON CAREAGA, MSRE, CCIM

 **786.261.4232**

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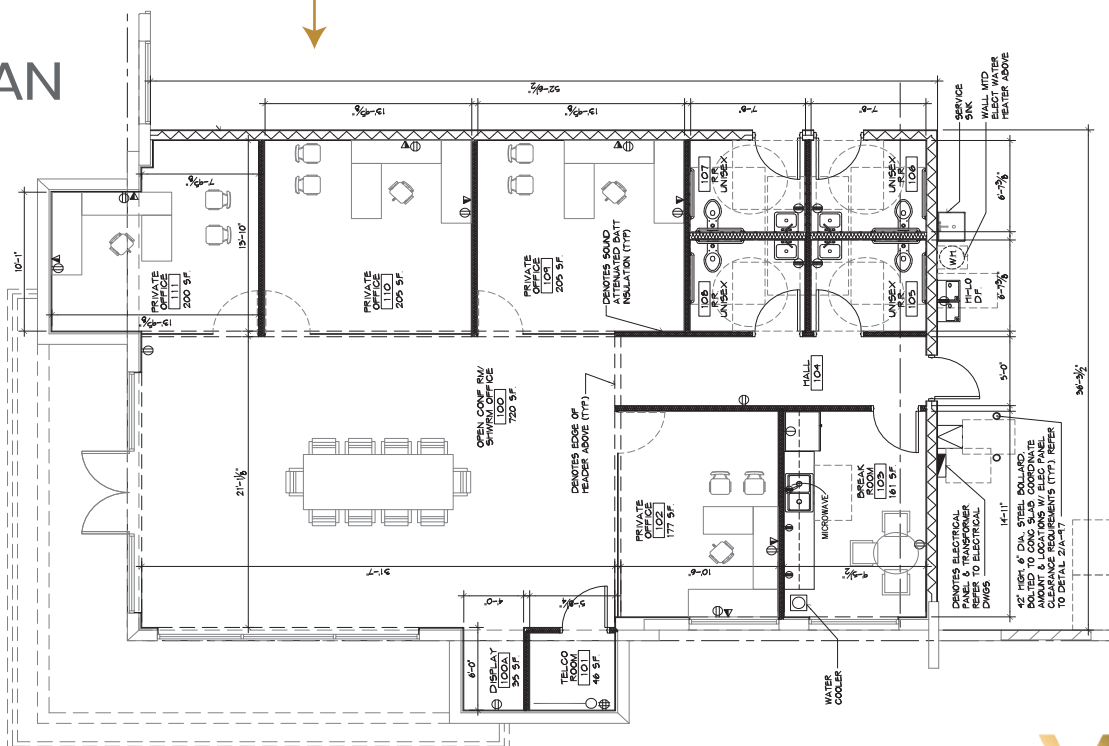
PROPERTY HIGHLIGHTS

TOTAL SIZE	±27,430 SF
OFFICE SIZE	±2,100 SF
CEILING HEIGHT	32'
LOADING	7 DOCK DOORS (1 PIT LEVELER, 6 EDGE OF DOCK LEVELERS)
RAMP(S)	1
COLUMN SPACING	52'-0" WIDE X 46'-2" LONG W/60' SPEED BAY
SUBLEASE EXPIRATION	DECEMBER 31, 2029

PROPERTY DESCRIPTION

Excellent sublease opportunity within Miami Midway Park, ±27,430 SF available in a newly developed Class A industrial park in Northwest Miami-Dade. Property offers ±2,100 SF of office, 32' ceiling height, ESFR Sprinklers, 7 Dock Doors (1 pit leveler, 6 edge of dock levelers) 1 Ramp, and 52'-0" wide x 46'-2" long column spacing with 60' speed bay. Strategically located within Miami Midway Park in Northwest Miami-Dade, the property offers direct access to Florida's Turnpike and convenient connectivity to I-75, the Palmetto Expressway/SR 826, Okeechobee Road/US 27, and Miami Gardens Drive. The location provides efficient access throughout Miami-Dade and Broward counties, making it ideal for businesses serving the greater South Florida market. Its proximity to major transportation corridors also supports convenient connections to Miami International Airport, Port Miami.

ENLARGED OFFICE PLAN



LOCATION DESCRIPTION

Delivered in 2024, Miami Midway Park provides efficient access throughout Miami-Dade and Broward counties. It features contemporary warehouse construction, a rear loading configuration, separate access for cars and trucks, 32-foot clear heights, LED lighting, and EV charging capabilities. The park provides a professional corporate environment with excellent accessibility for employees, customers, and commercial vehicles.



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FOR PRICING DETAILS

305.817.8899

DON'T MISS THIS
PRIME INDUSTRIAL OPPORTUNITY

Brandon Careaga, MSRE, CCOM
Director

✉ bcareaga@vivogroup.net

☎ 786.261.4232

☎ 305.817.8899



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