

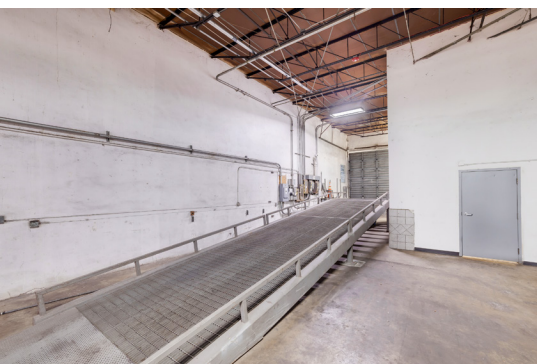


PROPERTY FOR SALE

7725 W 2ND
CT HIALEAH

PROPERTY OVERVIEW

- Location: Hialeah industrial corridor
- Building: Freestanding, single-story industrial facility
- Building Area: $\pm 25,254$ SF
- Office Area: $\pm 2,459$ SF
- Site Area: $\pm 42,305$ SF / 0.97 AC
- Zoning: Industrial – Light Manufacturing
- Loading: 4 grade-level roll-up doors
- Clear Height: ± 16 FT clear / ± 18 FT total ceiling height
- Power: 600 AMP, 120/240V, 3-phase
- Interior Ramp: Steel loading ramp
- Yard: Rear paved service and staging area
- Configuration: $\pm 17,254$ SF + $\pm 8,000$ SF
- Occupancy: $\pm 8,000$ SF occupied by a millwork tenant
- Delivery: Building can be delivered vacant
- Office Improvements: Reception, private offices, conference room, and administrative areas
- Amenities: Breakroom, updated restrooms, and office HVAC
- Recertification: 50-year recertification completed
- Access: Red Road, SR 924, SR 826, and Miami-Opa Locka Executive Airport



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