

# HIALEAH INDUSTRIAL PARK

**FOR SALE**

7620 W 2<sup>nd</sup> Ct, Hialeah, FL 33012

PRICING GUIDANCE:

**\$ 8,200,000**



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## PROPERTY SUMMARY



This well-located industrial building offers up to **36,326 SF** with  $\pm 3,000$  SF of office and flexible demising options.  $\pm 36,232$  SF total, can be split into  **$\pm 16$ K SF** and  **$\pm 20$ K SF options**. The warehouse features dock-high and drive-in loading, 18' clear height, 480V 3-phase power (3,000 amps), and wall-mounted exhaust fans for strong ventilation.

The property is fully sprinklered, secured and fenced, and includes a lit, drained yard with four dock-high doors, a pit leveler, and ramp access. A new AC unit has been installed, and the site provides convenient access to I-75, Palmetto Expressway, and Dolphin Expressway, with quick connectivity to I-95, MIA Cargo, and PortMiami.

## PROPERTY FEATURES



- **BUILDING SIZE:** 36,326 SF
- **LOT SIZE:** 1.42 ACRES
- **3,000 SF OFFICE SPACE**
- **OPTION TO SPLIT TO  $\pm 16$ K SF OR  $\pm 20$ K SF**
- **18' CLEAR HEIGHT**
- **4 DOCK HIGH DOORS**
- **1 RAMP**
- **3000 AMPS | 480V/3-PHASE POWER**
- **FULLY FENCED, SECURED YARD AREA**

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# PROPERTY PHOTOS

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SPACE SQFT: 36,326 SF





## CONTACT US

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