

8085 NW 98 STREET. HIALEAH GARDENS, FL. 33016**FOR SALE****FREE-STANDING WAREHOUSE WITH SECURED YARD**

5,200 SqFt Warehouse



5,000 SqFt Secured Yard



6600 Commercial Liberal



10,200 SqFt Lot Size

Nais Baruch
425-233-1891
Nais@Opier.com
US Realty Hub LLC

Note: This offering is subject to errors, omissions, prior sale or withdrawal



PROPERTY OVERVIEW

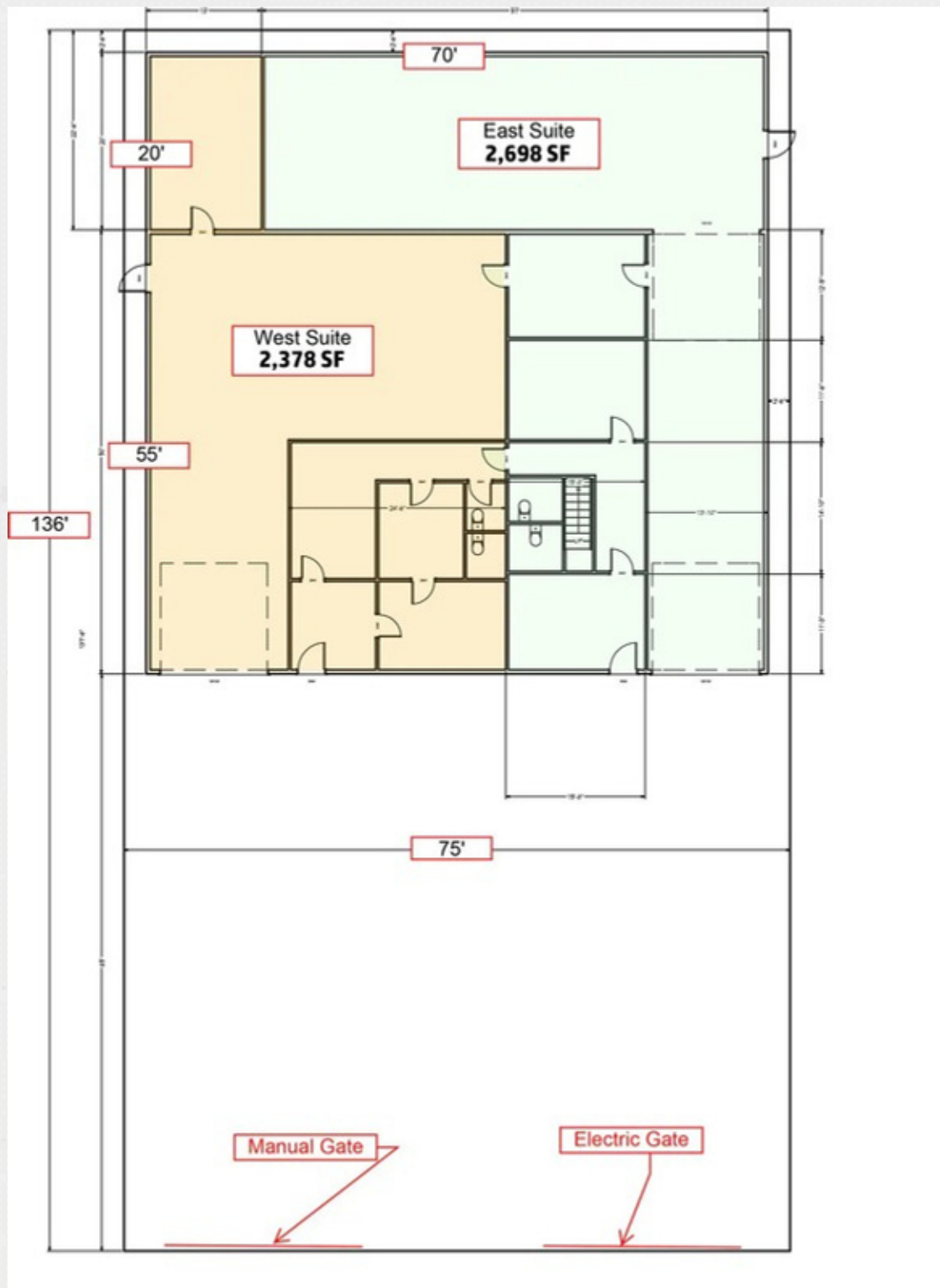
This freestanding industrial property at 8085 NW 98th Street in Hialeah Gardens presents a functional and versatile opportunity for owner-users or investors seeking a combination of warehouse space and secured outdoor storage. The property consists of approximately 5,200 square feet of building area situated on a ~10,200 square foot lot, including a 5,000 square foot fenced yard.

The building is configured into two (2) warehouse bays, each with 12-foot roll-up doors, providing efficient access for loading and operations. The interior includes air-conditioned office space, supported by three (3) half bathrooms and one (1) three-quarter bathroom, making it well-suited for a variety of commercial uses.

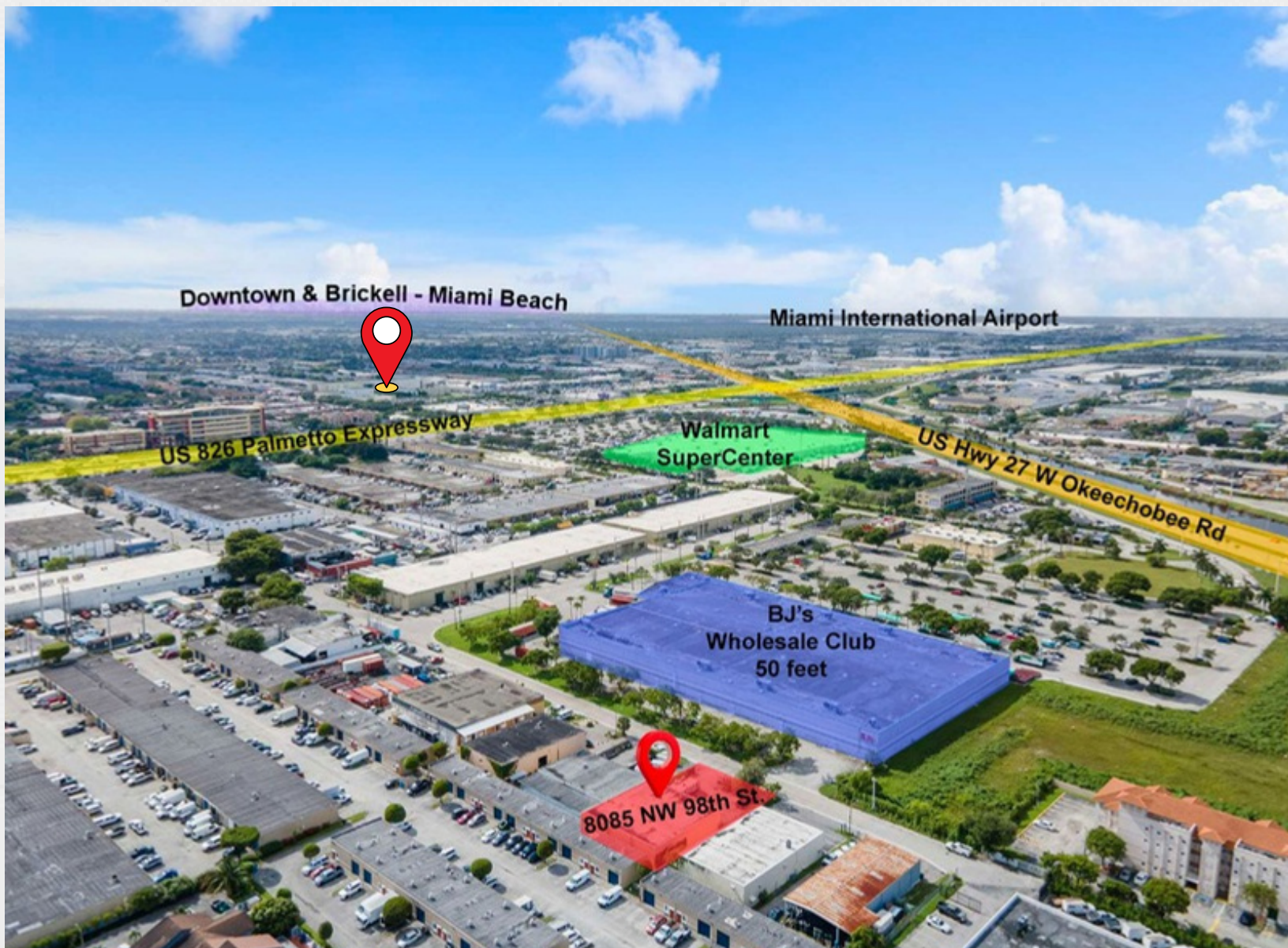
The site is fully enclosed with perimeter fencing and motorized/manual security gates, offering controlled access through two driveway entry points. The property also accommodates approximately 30 parking spaces, enhancing its usability for businesses with fleet or employee parking needs.

Zoned 6600 Commercial – Liberal, the property allows for a wide range of permitted uses, adding to its flexibility and long-term value. Located within one of South Florida's most active industrial corridors, the asset benefits from strong accessibility to major transportation routes and a high-demand business environment.

FLOOR PLAN



LOCATION OVERVIEW



0.4 to Miles Okeechobeen Road

0.6 Miles to 826 Palmetto Expressway

3.4 Miles from I-75 Expressway

4.6 Miles to Florida's Turnpike



WAREHOUSE & OFFICE FEATURES

Functional warehouse layout with $\pm 15'$ clear height

Two (2) overhead doors for efficient loading and operations

Three (3) built-out offices suitable for management, dispatch, or administrative use

Flexible interior configuration to support multiple industrial uses

The property is zoned 6600 Commercial – Liberal zoning allows for a wide range of commercial and light industrial uses, including:

Contractors (roofing, HVAC, plumbing, electrical)

Automotive services (mechanic, detailing, body work)

Fleet parking and storage

Landscaping and outdoor service companies

Cabinetry, millwork, or light fabrication

Granite, stone, and material storage

E-commerce and distribution storage

Equipment and general outdoor storage yard