



**+/- 25,500 SQ. FT.
UP TO
+/- 51,000 SQ. FT.**

3320 - 3350 WEST 17TH COURT, HIALEAH, FLORIDA

FOR LEASE

Located in West Hialeah just east of Palmetto Expressway, 1 Block north of Okeechobee Rd

- ± 25,500 Up To ± 51,000 Total Square Feet
- Office: ± 2,000 Up To ± 4,600 SF on 2 Floors, 6 Restrooms
- Situated on ± 87,120 Square Feet
- 18' - 20' Ceiling Height - Sprinklered - Twin Tee
- 2,000 amps 3 phase, 240 volt Power, Existing Air Lines
- Zoned: M-1, City Gas at site
- 3 - 6 Loading Dock Positions (40 x 24 Column Spacing)
- Lease Price: \$16.75 per Sq. Ft. (Gross)
- Lease Term 3 - 10 years, Longer term welcome
- Available within 30 - 45 days
- Lease ± 25,500sf or ± 51,000sf



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Licensed Real Estate Broker



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Information contained herein has been obtained from owner of the property or from other sources that we deem reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.