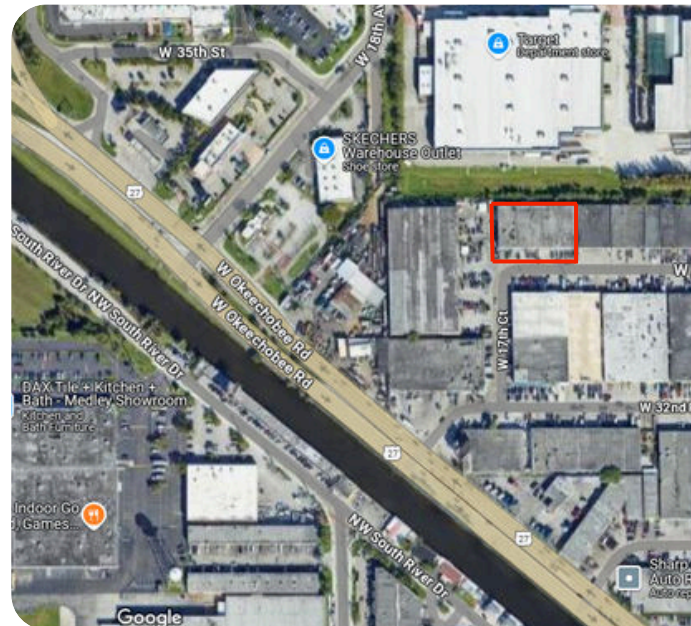




FOR SALE

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

- ± 20,000 Sq. Ft. Office/Freestanding Warehouse Facility
- ± 8,000 Sq. Ft. Office Space on 2 Floors Class A
- Situated on ± 27,166 Sq. Ft. Lot
- 18' Clear Height, Twin Tee Roof
- 3 Bays of 4,000 Sq. Ft, 1 Bay 6,000 Sq. Ft.
- (5) Street Level Loading Doors
- City Gas
- Built in 1965- 40 Yr Recertified
- 3 Phase Power ± 800 Amps
- Available 1st Quarter 2027
- For Sale: Asking \$6,025,000



Daniel P. Cook
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.