



601 W 20th St

Hialeah, FL 33010

FOR SALE/ LEASE

± 18,000 SF Hialeah Industrial Warehouse



Wolf Co.
REAL ESTATE

PROPERTY OVERVIEW

Welcome to 601 W 20th Street, Hialeah, FL 33010 – Where Modern Meets Functionality!

Discover the epitome of modern functionality at 601 W 20th Street. With a striking brand-new facade both inside and out, the entire warehouse and office space has undergone a complete transformation, setting a new standard for contemporary workspaces. Boasting prestigious LEED certification and prewired for convenience, this property not only prioritizes sustainability but also offers a seamless tech-forward environment, making it a standout choice for businesses seeking innovation and efficiency.

Key Features:

Prime Location: Situated in the vibrant community of Hialeah, this property offers excellent visibility and accessibility, making it an ideal hub for your business operations.

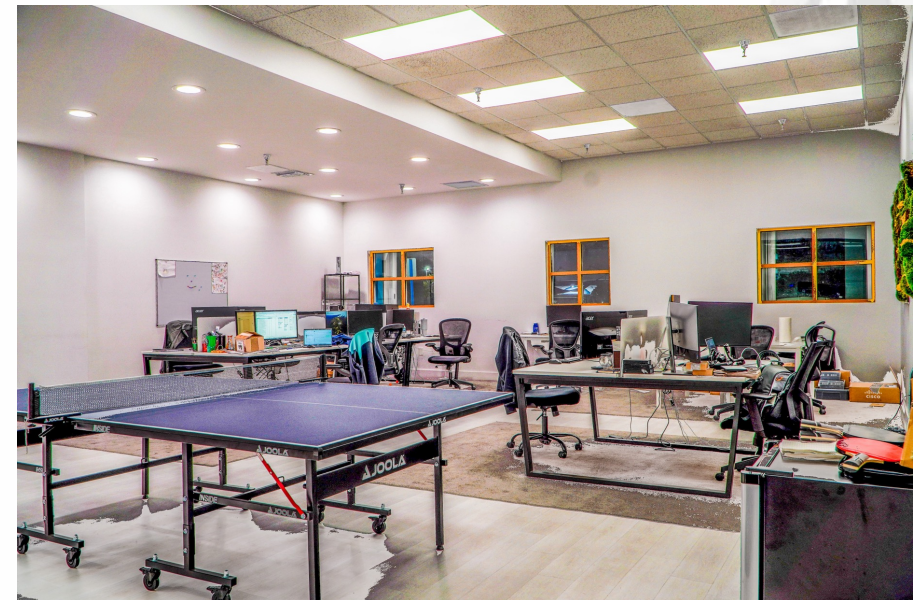
Flexible Space: With a total building size of approximately 18,458 SF, including a spacious warehouse of around 9,000 SF and well-appointed office space totaling 9,458 SF, this property provides the versatility to accommodate various business needs.

Ceiling Heights: Enjoy a comfortable working environment with clear heights of 17' in the warehouse and 11' in the office space, providing ample room for equipment and a conducive atmosphere for productivity.

Loading and Parking: Facilitating efficient operations, the property features 1 grade level drive-in door, and the option to add another as needed. With 25 dedicated parking spaces and additional parking adjacent to the site, convenience is at the forefront.

Sustainability: Recognizing the importance of environmentally conscious practices, this property is essentially LEED certified, reflecting a commitment to sustainable and energy-efficient features.

Connectivity: Pre-wired for seamless connectivity, the property ensures your business stays ahead in the digital landscape, fostering a technologically advanced workspace.







PROPERTY SUMMARY

Building SF	+/- 18,458 SF
Warehouse SF	+/- 9,000 SF
Office SF	+/- 9,458 SF
Clear Height (warehouse)	17'
Clear Height (office)	11'
Loading	1 drive-in door, 1 more can be added
Parking	25 spaces and additional parking adjacent to the site
Lease Rate	\$25 per square foot NNN
Purchase Price	\$5,518,942 (\$299 per square foot)

 18,458 SF Available

 11' Clear Height

 1 Drive in Loading Dock- High Doors

 Fire Sprinklers

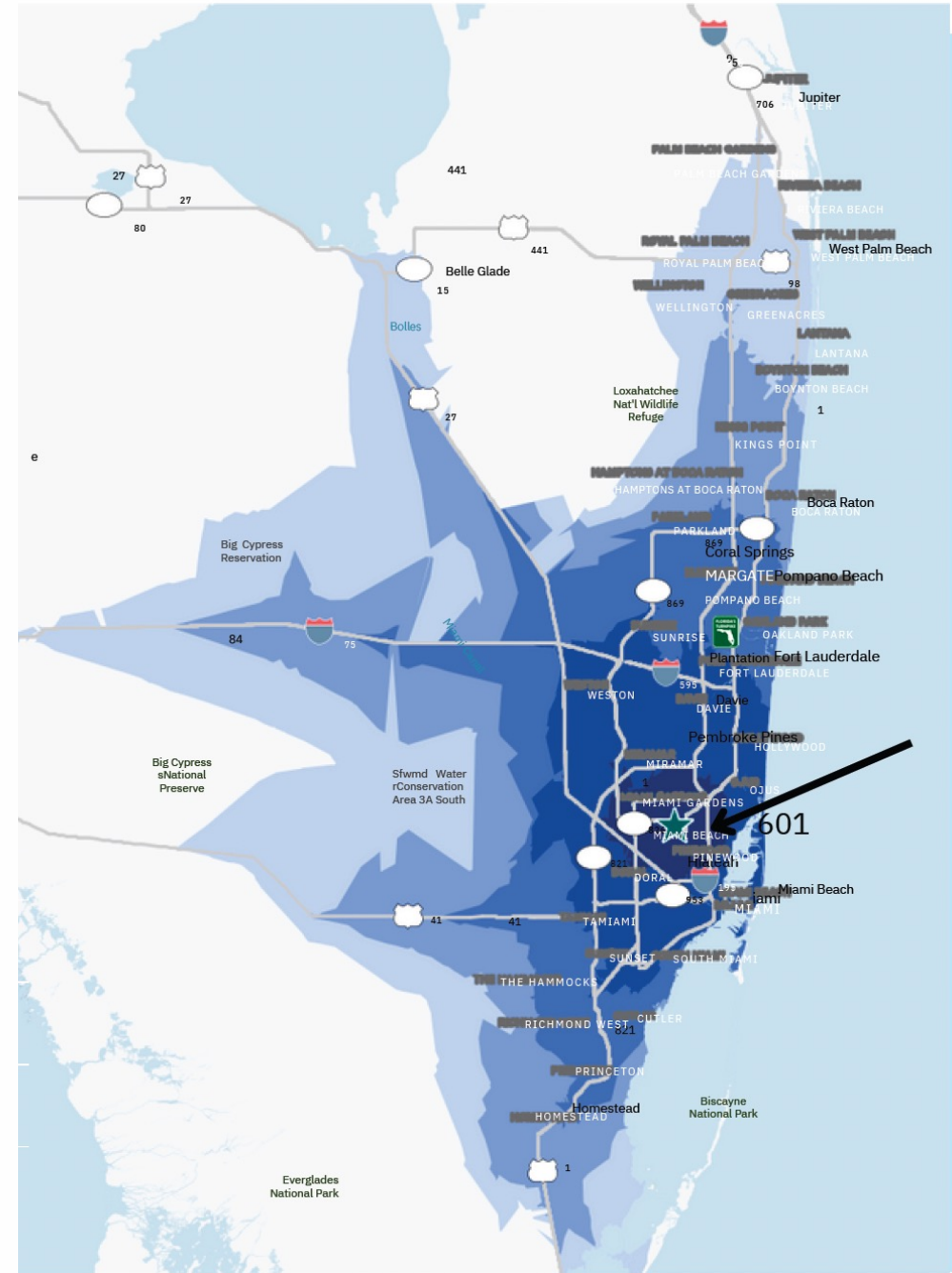
 Fire Alarms



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PROPERTY LOCATION

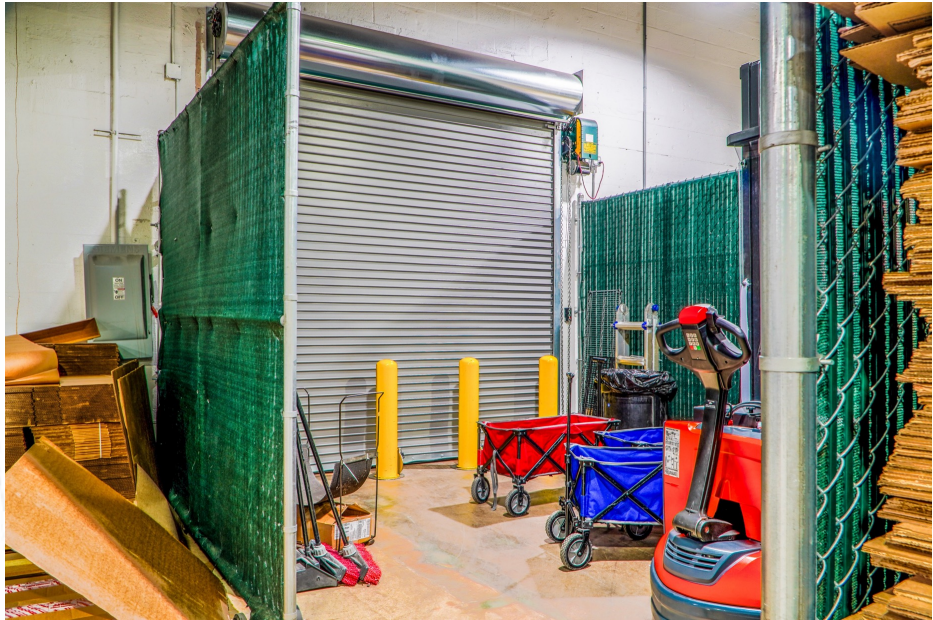
- Easy access to Palmetto Expressway and Okeechobee Road.
- 5 miles from Miami Intl Airport cargo terminals.
- 11 miles to PortMiami, 33 miles to Port Everglades.
- 34 miles to Fort Lauderdale-Hollywood Intl Airport.
- Nearby amenities within a 3-mile radius, including Hialeah Park Casino.
- Hialeah's transit buses enhance local transportation.



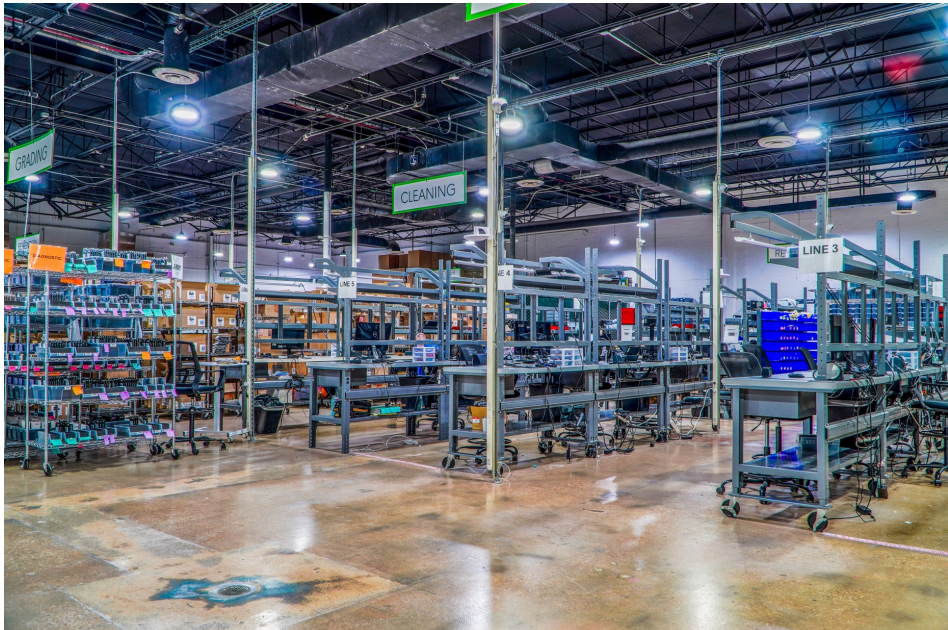
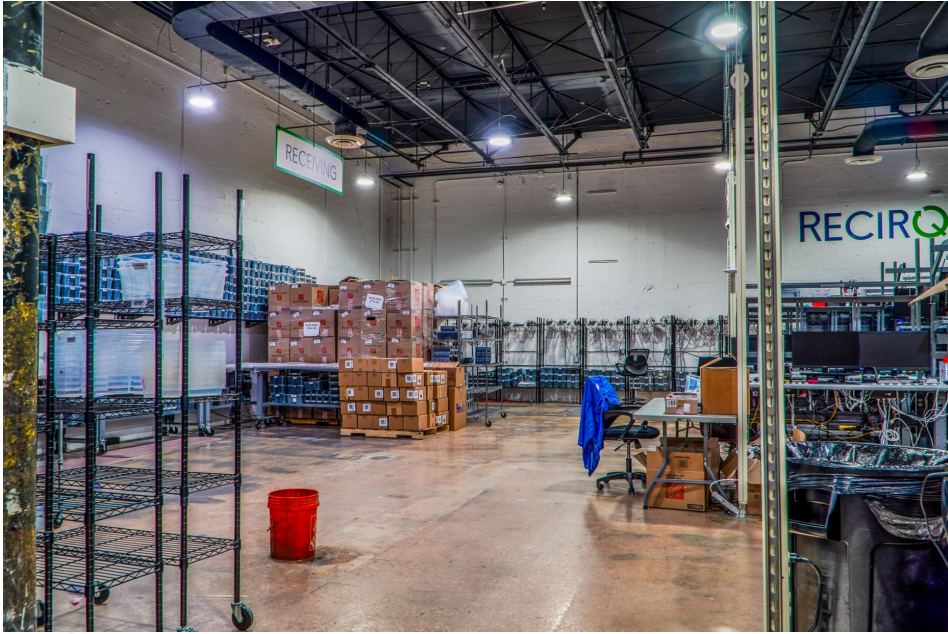
PROPERTY PHOTOS



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