



**\$3,742,000**

**8565 44TH AVE, HIALEAH, FL, MIAMI-DADE  
COUNTY, 33018**

<http://avivaestate.com>

- Commercial Sale
- Industrial
- Active

INVESTOR SPECIAL! Opportunity for investor looking to acquire a warehouse with a great tenant – leased until 05/31/27. Built in 2022, this unit has 11,007 SF Total Area, made up of: 7,047 SF of Warehouse Area + 1,980 SF of Office Area + 1,980 SF of Mezzanine. 30' ceiling height offers additional storage space. ESRF [...]



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## Building Details



<b>Parking Features:</b> Assigned	<b>Security Features:</b> Smoke Detector(s), Fire Sprinkler System
<b>Stories:</b> 1	<b>Stories Total:</b> 1
<b>Number Of Buildings:</b> 2	<b>Flooring:</b> Concrete
<b>Virtual Tour URL:</b> <a href="https://www.propertypanorama.com/instaview/mia/A11750853">https://www.propertypanorama.com/instaview/mia/A11750853</a>	<b>Building Type:</b> Industrial
<b>Roof:</b> Steel Joist Roof	

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## Amenities & Features

<b>Sewer:</b> Public Sanitation	<b>Water Source:</b> Public
<b>Heating:</b> Central Electric	<b>Electric:</b> 3 Phase Electric, 440 Volts
<b>Cooling:</b> Central Building A/C	

