



A11706226 © Miami MLS® 2025

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

<http://avivaestate.com>

\$3,742,000

- Commercial Sale
- Industrial
- Active

Built in 2022 warehouse, 30' Clear Ceiling Height. 11,007 SF total Area: 7,047 SF of Warehouse Area + 1,980 SF of Office Area + 1,980 SF of Mezzanine. 30' ceiling height offers add'l storage space. ESFR fire sprinkler system, concrete tilt wall panels, & steel joist roof system. Three (3) 9'x10' overhead doors-dock height. 12 [...]



Building Details



Parking Features: Assigned	Security Features: Smoke Detector(s), Fire Sprinkler System
Stories: 1	Stories Total: 1
Number Of Buildings: 2	Flooring: Concrete
Virtual Tour URL: https://www.propertypanorama.com/instaview/mia/A11706226	Building Type: Industrial/Manufacturing, Office/Warehouse Combination, Warehouse, Industrial
Roof: Steel Joist Roof	

Amenities & Features

Sewer: Public Sanitation	Water Source: Public
Heating: Central Electric	Electric: 440 Volts
Cooling: Central Building A/C	

