

AT 1815328 © Miami MLS® 2025



\$3,742,000

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

<http://avivaestate.com>

- Commercial Sale
- Industrial
- Active

Opportunity for investor looking to acquire a warehouse with a great tenant - leased until 04/30/2028. Built in 2022, this unit has 10,687 SF Total Area, made up of: 7,047 SF of Warehouse Area + 1,660 SF of Office Area + 1,980 SF of Mezzanine. 30' ceiling height offers additional storage space. ESFR fire sprinkler [...]



Building Details



Parking Features: Assigned, Guest	Security Features: Smoke Detector(s), Fire Sprinkler System
Stories: 1	Stories Total: 1
Number Of Buildings: 2	Flooring: Concrete
AccessibilityFeatures: Accessible Parking	Virtual Tour URL: https://www.propertypanorama.com/instaview/mia/A11815328
Building Type: Office/Warehouse Combination, Warehouse, Industrial	Roof: Steel Joist Roof

Amenities & Features

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

