

# FOR SALE

## 21,156+/- SQ. FT. OFFICE/WAREHOUSE FACILITY ON 1.14+/- ACRES



**10101 NW 79th Avenue, Hialeah Gardens, FL**

**FOR SALE:**  
**\$3,145,000.00**

- 2,310 +/- Sq. Ft. A/C Office (two floors)
- 18,846 +/- Sq. Ft. Warehouse
- 21,156 +/- Sq. Ft. Total
- 58 Parking Spaces: 6 fronting property/52 secured with option to be used as loading or storage yard.
- 20' +/- Ceiling Height / Sprinkered
- 4 Doors - 1 dock high/ 3 street level
- Heavy Power; 1,200 amps/240 volt
- Liberal Commercial/Industrial Zoning
- Blocks to 103rd Street and 1/4 mile to Westland Mall
- Adjacent to proposed Wawa Service Station/Convenience Store
- Fast Access to Palmetto Expressway (826)



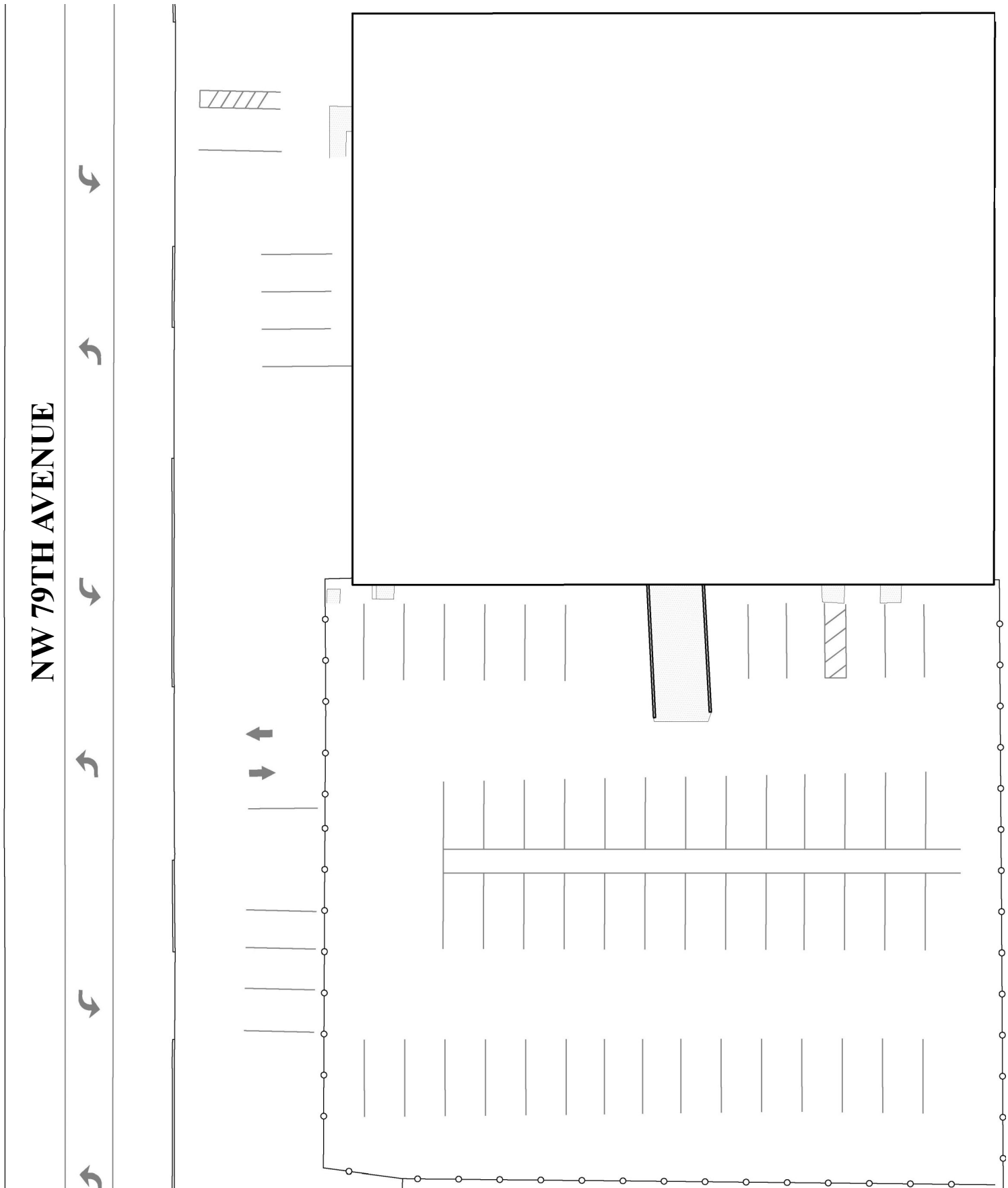
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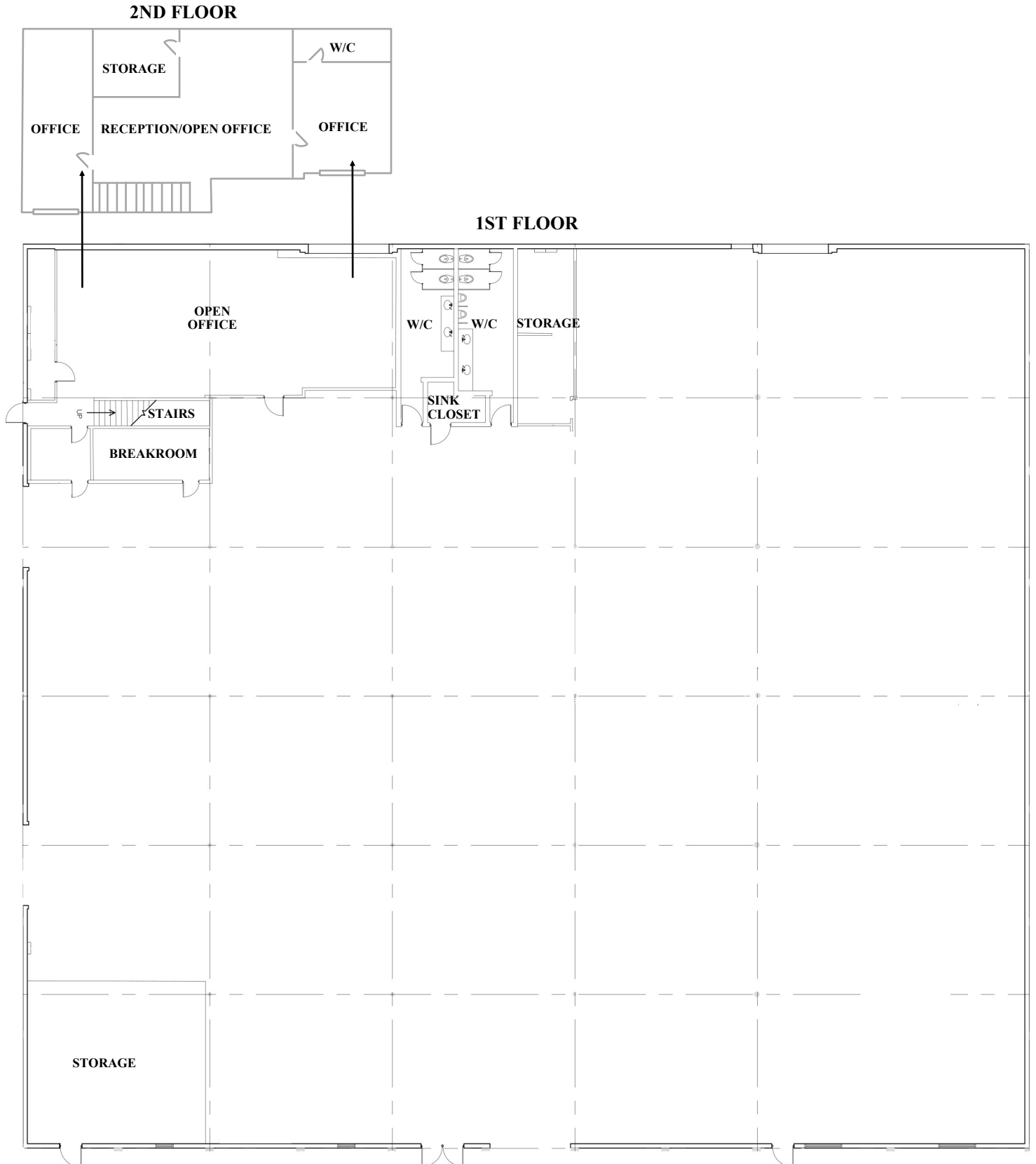
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# Site Plan



# Floor Plan



**Frontage on 79 Avenue**



**Side of Building facing Secure Lot**

**20' Ceiling Height Warehouse**



**Interior Office Space**



**Heavy Power**



**Restroom**