

# +/- 52,000 SF

**CAN DIVIDE:**

**+/- 5,000sf +/-10,000sf**

**+/-20,000sf +/-32,000sf**

# FOR SALE

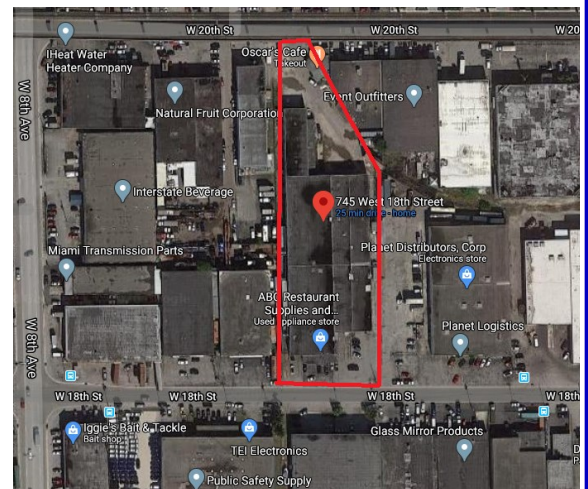


## 745 WEST 18 STREET, HIALEAH, FLORIDA

**Location:** West Hialeah Corridor, between West 4th and West 8th Ave on West 18 Street

### Features:

- **+ 52,000 Square Feet Office/Warehouse—Divisible**
- **+ 3,000 Square Feet Offices**
- **7 Street Level Loading & 2 Truck Well Positions**
- **+ 18' Clear Ceiling Height—Sprinklered**
- **Situated on + 2.04 Acres, Zoned M-1 Light Industrial**
- **3-Phase Power/ 240C/ 1800 AMPS/ 480 Volt**
- **Inside of Well-Field**
- **SALE PRICE: \$5,000,000**



**Daniel P. Cook**  
Licensed Real Estate Broker  
**(305)362-2299**

[www.cookcommercialrealty.com](http://www.cookcommercialrealty.com)

*Information contained herein has been obtained from owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

# FOR SALE OR LEASE

Excellent Storage/Warehouse Opportunity

+/-51,979 Square Feet • Warehouse Space • Can Divide



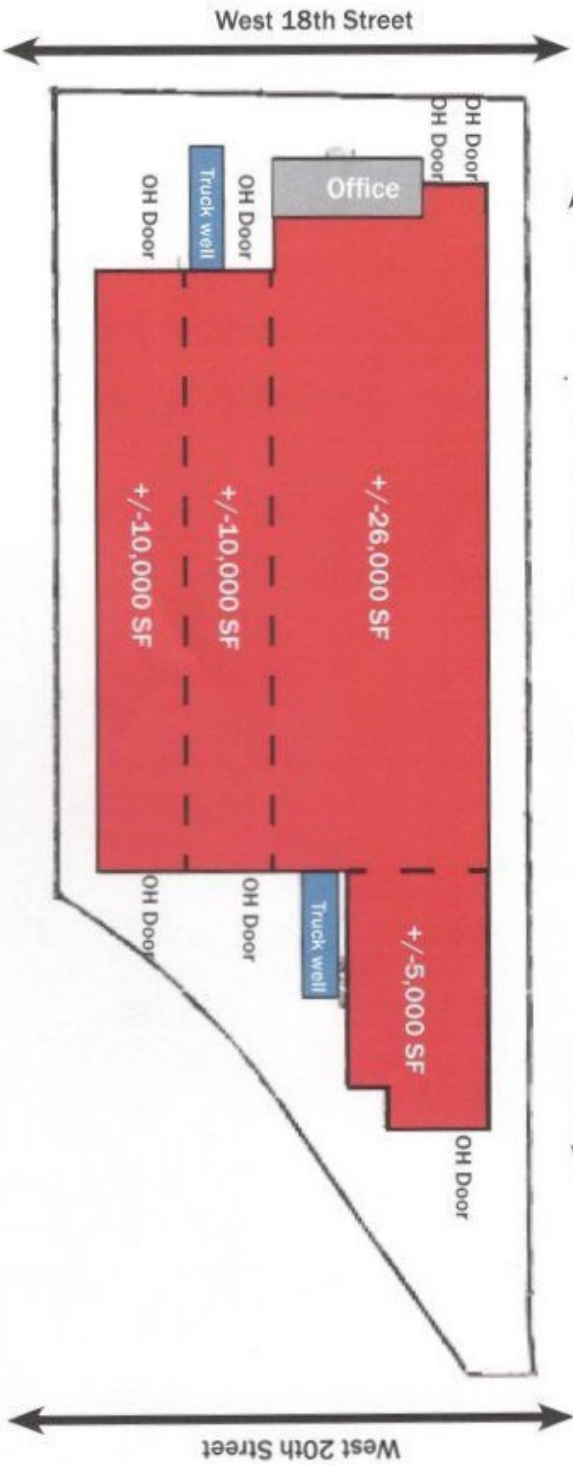
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Old Railroad Easement



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