



PROPERTY  
FOR LEASE 7550 W  
2nd COURT

## PROPERTY OVERVIEW

- Location: Hialeah – Amelia District
- Building: Free-standing, two-story
- Size: ±7,000 SF
- Top condition. Remodeled
- Loading: 2 grade-level doors (front loading)
- Clear height: 11'
- Construction: Concrete block with Twin-T roof
- HVAC: 100% air-conditioned (including warehouse)
- New paint, signage, strong curb appeal
- First Floor: Warehouse + 1 restroom
- Second Floor: 2 restrooms, kitchenette, 14 offices
- Abundant natural light throughout offices
- Features: Impact windows, 3-phase power
- Depth: ±30' building depth
- Access: Independent entrances on both ends
- Zoning: Mixed-use (flexible uses)
- Connectivity: Close to I-75, Palmetto Expressway, Gratigny, airports & seaports

