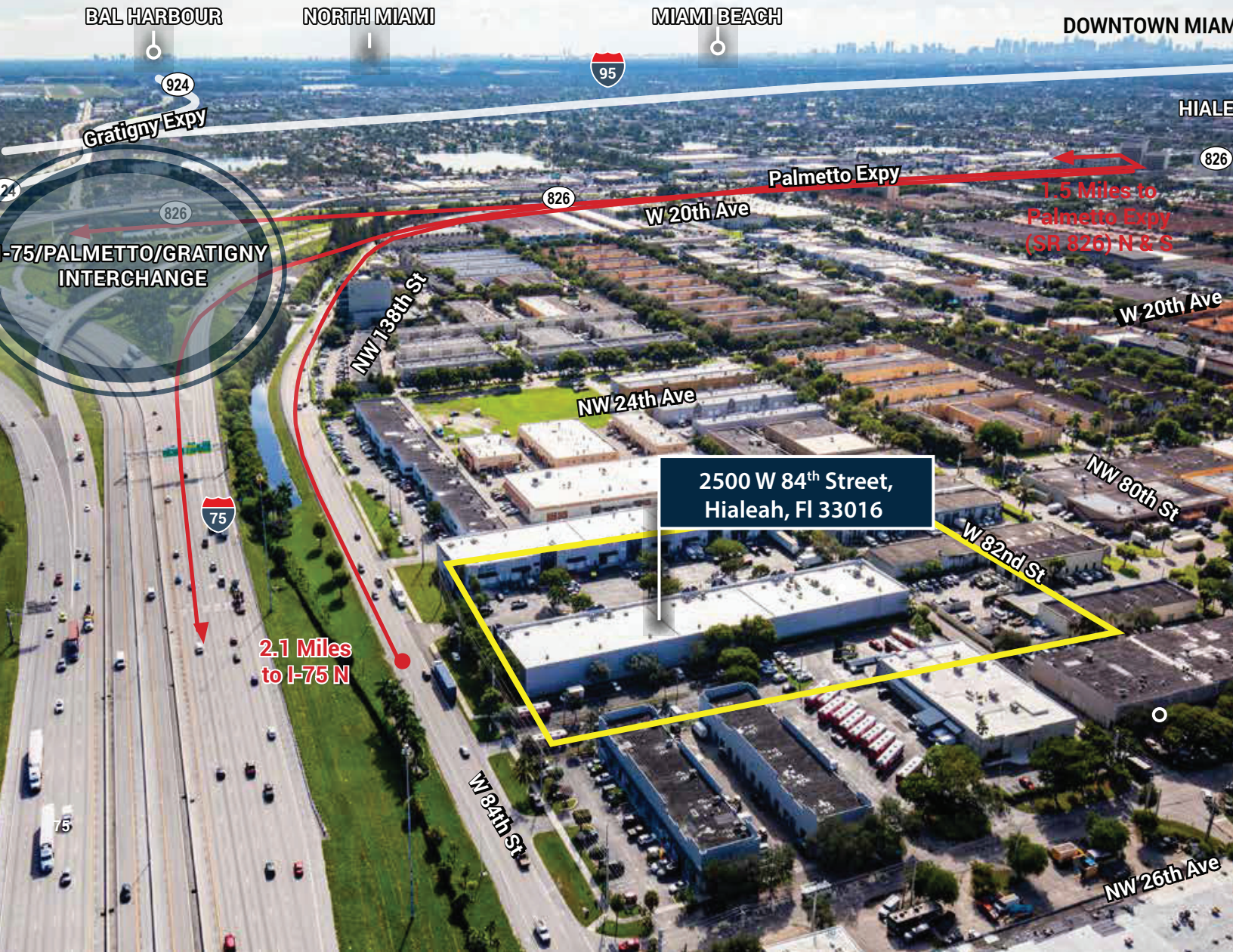


I-75 BUSINESS PARK



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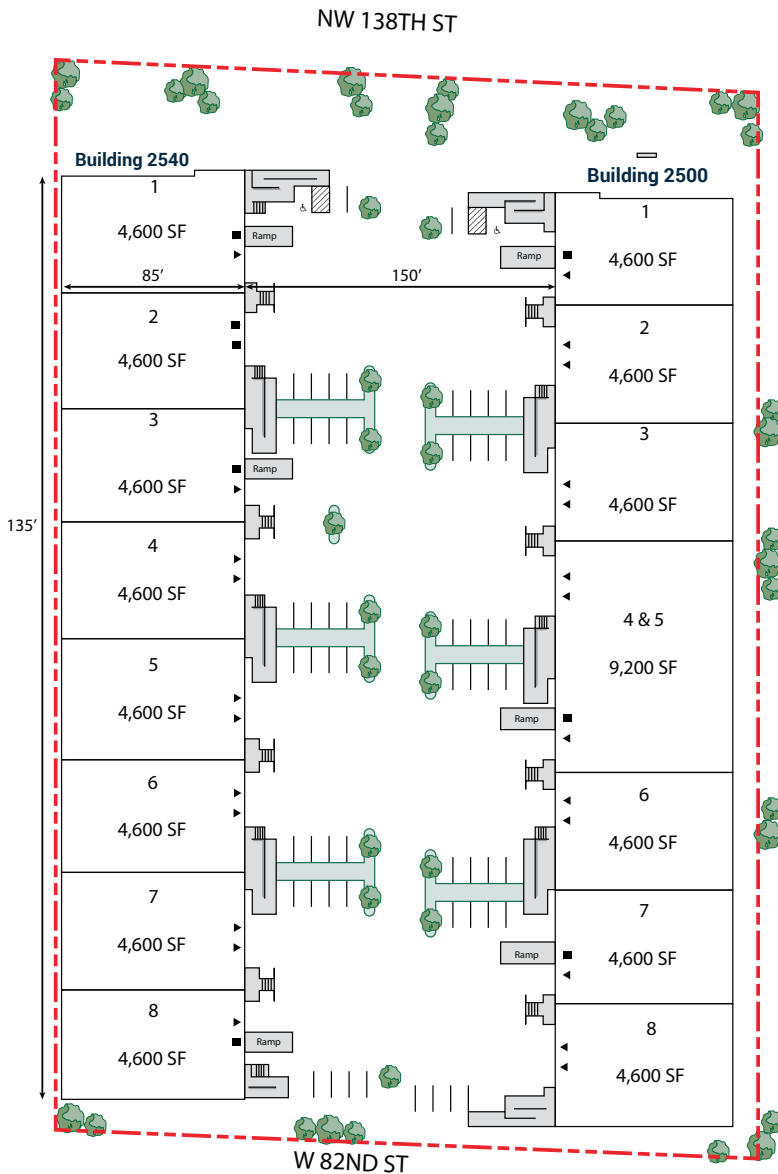
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PROPERTY OVERVIEW



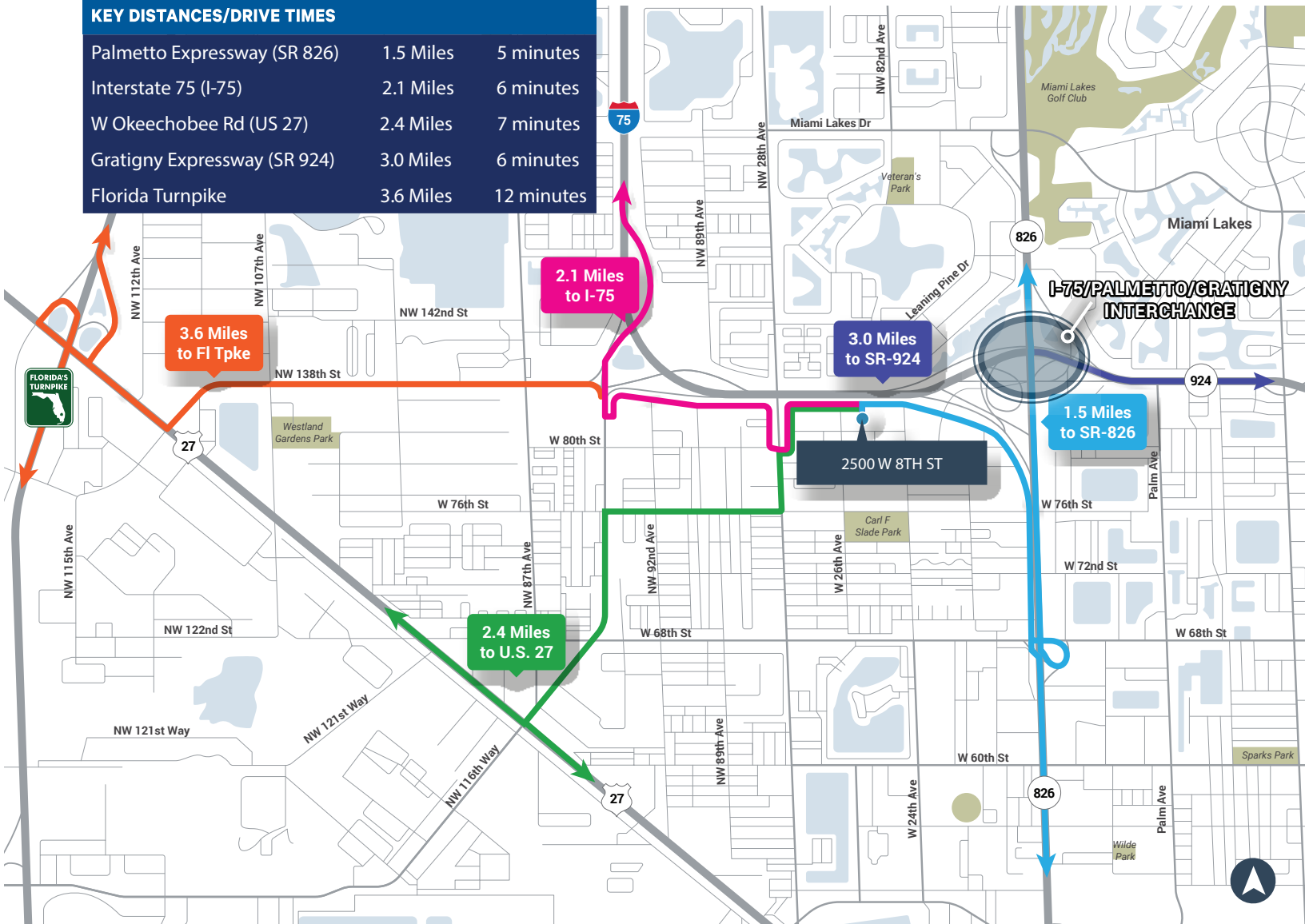
SPECIFICATIONS

TOTAL SQ. FT.	73,600
UNIT SIZE	4,600 SQ. FT.
ZONING	M-1 - Industrial
CONSTRUCTION YEAR	2002
CLEAR CEILING HEIGHT	18'
BUILDING DEPTH	85'
LOADING TYPE	Dock High & Ramp
NUMBER OF DOORS	26 Dock & x Ramp
TRUCK COURT DEPTHS	150' (Shared)
CAR PARKING SPACES	77 (1.1 spaces : 1,000 SF)
CONSTRUCTION	CMU
ROOF TYPE / AGE / WARRANTY	TPO / 2022 / 20 Years (Expires Feb. 2042)
FIRE PROTECTION	Wet Sprinklers
LIGHTING	LED; 2500 - Suite 6 T - 5 & HID
POWER	3 Phase - 120/208V / 1200AMP

LOCATION OVERVIEW

KEY DISTANCES/DRIVE TIMES

Palmetto Expressway (SR 826)	1.5 Miles	5 minutes
Interstate 75 (I-75)	2.1 Miles	6 minutes
W Okeechobee Rd (US 27)	2.4 Miles	7 minutes
Gratigny Expressway (SR 924)	3.0 Miles	6 minutes
Florida Turnpike	3.6 Miles	12 minutes



With its combination of modern industrial design, strategic Hialeah location, and exceptional transportation access, this property offers a rare opportunity for companies seeking to strengthen their South Florida presence. Whether you're in logistics, manufacturing, or distribution, this space is designed to support operational growth and efficiency.

Ideal Uses: Regional distribution center, E-commerce fulfillment warehouse, Light manufacturing facility, Logistics and supply chain hub, Wholesale and storage operations.

Prime Location & Connectivity:

This property offers unmatched access to South Florida's major transportation network: I-75 frontage for rapid connections to Broward and Palm Beach counties. Immediate access to Palmetto Expressway (SR 826) and Dolphin Expressway (SR 836). Less than 15 minutes to Miami International Airport cargo terminal. Proximity to PortMiami and Port Everglades for import/export operations.

WINTOWN MIAMI

MIAMI INTERNATIONAL
AIRPORT



- ESTABLISHED 1993

2.1 Miles to MIA
Cargo Hub

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