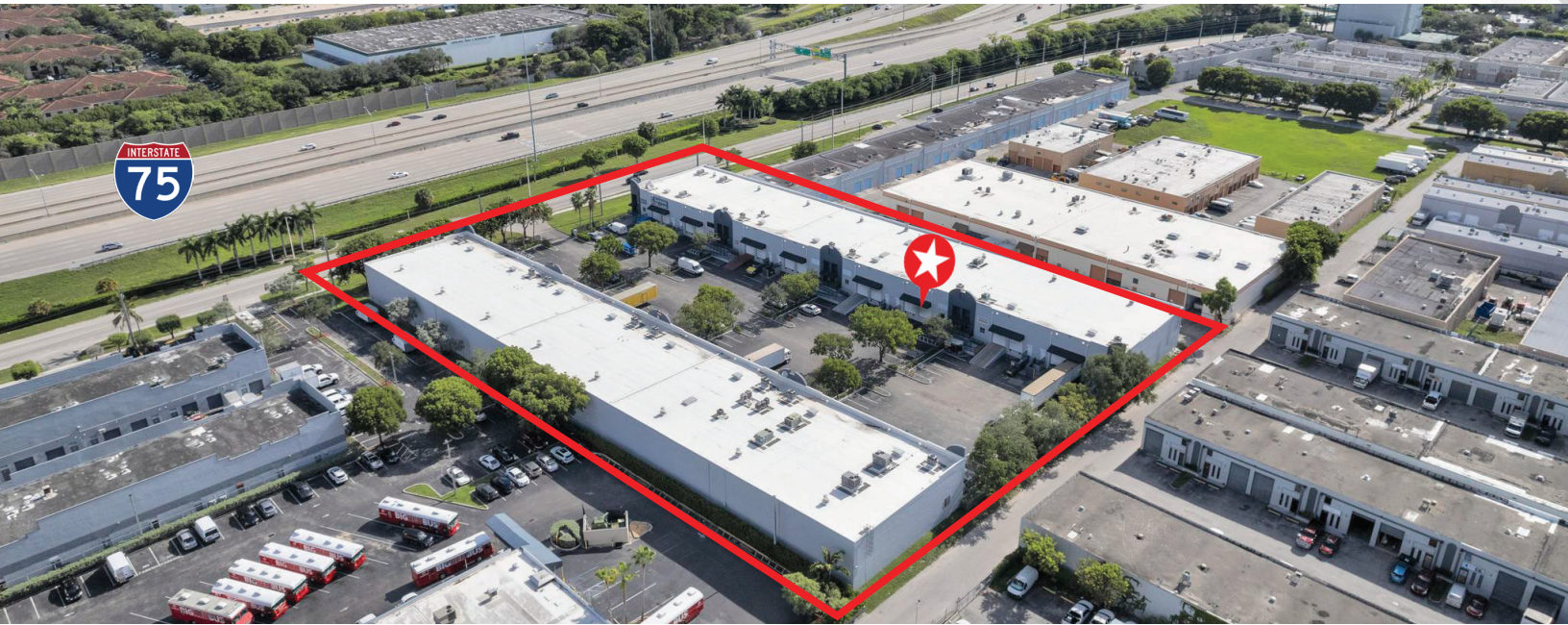


I-75 BUSINESS PARK

+/- 4,600 Sq. Ft. AVAILABLE FOR LEASE

2500 W 84th Street #6, Hialeah, FL 33016



PROPERTY OVERVIEW

I-75 Business Park offers dock-high warehouse space tailored for businesses in light manufacturing, wholesale distribution, storage, and logistics. Positioned directly on W 84th Street / NW 138th Street with prominent frontage along Interstate 75, this property delivers both high visibility and exceptional connectivity within the Miami-Dade industrial market.

PROPERTY ADVANTAGES

- Functional dock-high loading for efficient freight handling
- Flexible layouts to accommodate diverse operational needs
- Modern industrial design in a thriving Hialeah business corridor
- Ideal for companies looking to expand or strengthen their South Florida presence.

PROPERTY FEATURES

- ▶ +/- 4,600 Sq. Ft. Total
- ▶ +/- 1,088 Sq. Ft. Office
- ▶ +/- 3,512 Sq. Ft. Warehouse
- ▶ One (1) Dock High Loading Door
- ▶ Air Conditioned Office Spaces
- ▶ 18' Clear Ceiling Height
- ▶ Fully Fire Sprinkled Buildings
- ▶ Twin-T Concrete Walls & Roofs
- ▶ Signage Opportunity
- ▶ Gated Industrial Park
- ▶ M1 Zoning
- ▶ Close Proximity to: Interstate 75 & Opa-Locka Airport
- ▶ Ideal For: Regional distribution centers, E-commerce fulfillment hubs, Logistics and supply chain facilities, Wholesale and storage businesses

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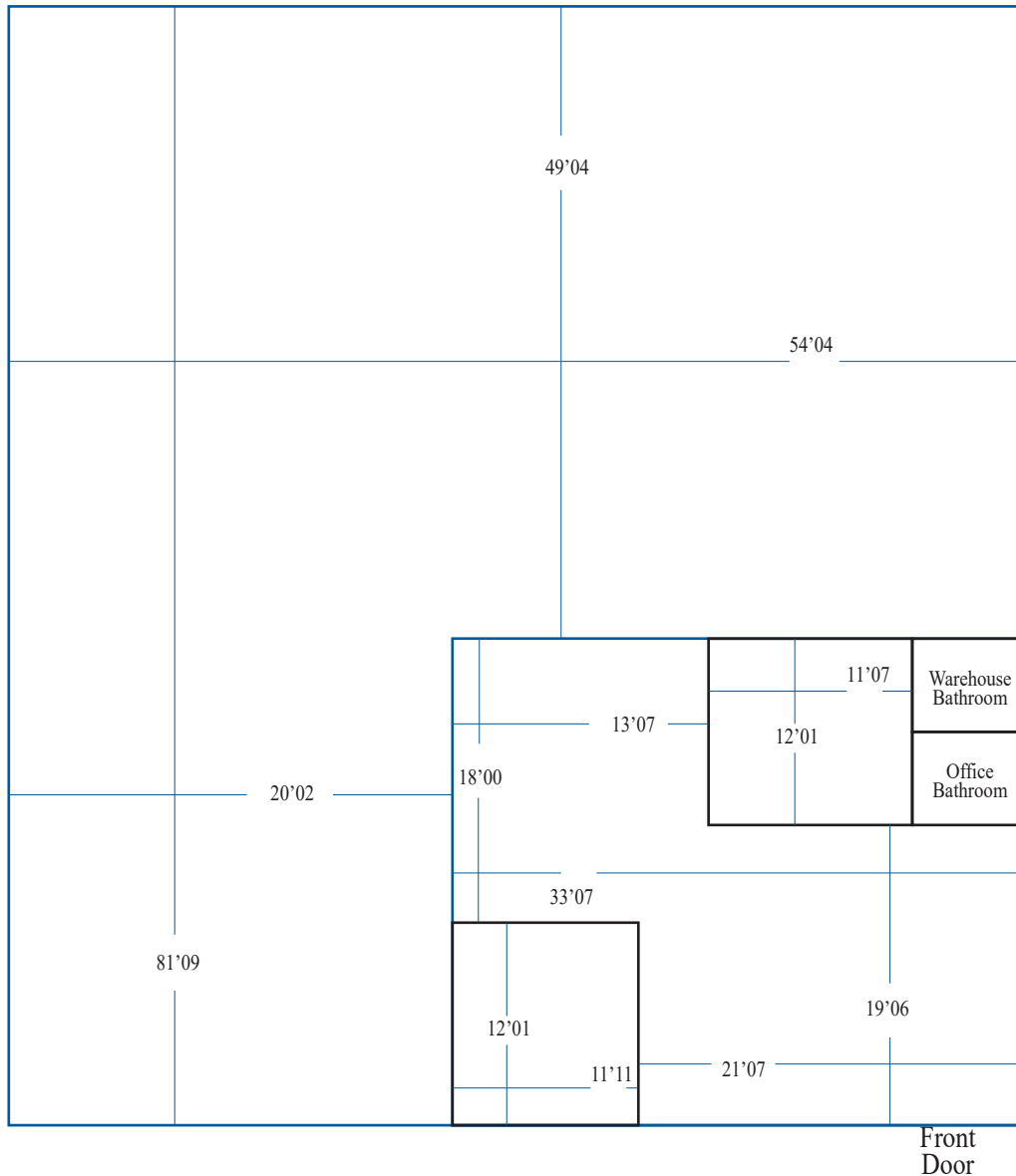
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