



FOR SALE

601 W 20TH STREET
HIALEAH, FL 33010

**MODERN LEED-CERTIFIED INDUSTRIAL
WAREHOUSE & OFFICE SPACE**

STL
COMMERCIAL

OVERVIEW

601 W 20th Street is now available for sale—a fully modernized, climate-controlled industrial warehouse and office facility featuring a newly renovated façade and prestigious LEED certification. This versatile space is ideal for businesses seeking a flexible, efficient, and high-quality work environment.

Covering approximately 18,000 square feet, the property includes 9,000 square feet of warehouse space with 17-foot clear ceilings and 9,458 square feet of office space with 11-foot ceilings. Ideally situated in the thriving Hialeah community, 601 W 20th Street offers outstanding visibility, easy accessibility, and close proximity to key business districts.

SITE SUMMARY

TOTAL BUILDING SIZE: 18,458 SF

WAREHOUSE SIZE: 9,000 SF

OFFICE SIZE: 9,458 SF

ALLOWED USES: Industrial, Office, Flex

PPSF: \$260

ASKING PRICE: \$4,800,000

HIGHLIGHTS

- 25 DEDICATED PARKING SPACES
- 1 DRIVE-IN DOOR
- PRIME HIALEAH LOCATION
- FLEX WAREHOUSE VERSATILITY
- TESLA CHARGERS ONSITE
- OFFICE CEILING CAN BE RETURNED TO ORIGINAL HEIGHT



601 W 20TH STREET - HIALEAH, FL 33010

JUSTIN LEE | COMMERCIAL ADVISOR | 516.712.5104
MAX LORIA | MANAGING BROKER | 561.901.1402

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

INTERIOR PHOTOS



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EXTERIOR PHOTOS



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AERIAL CONTEXT

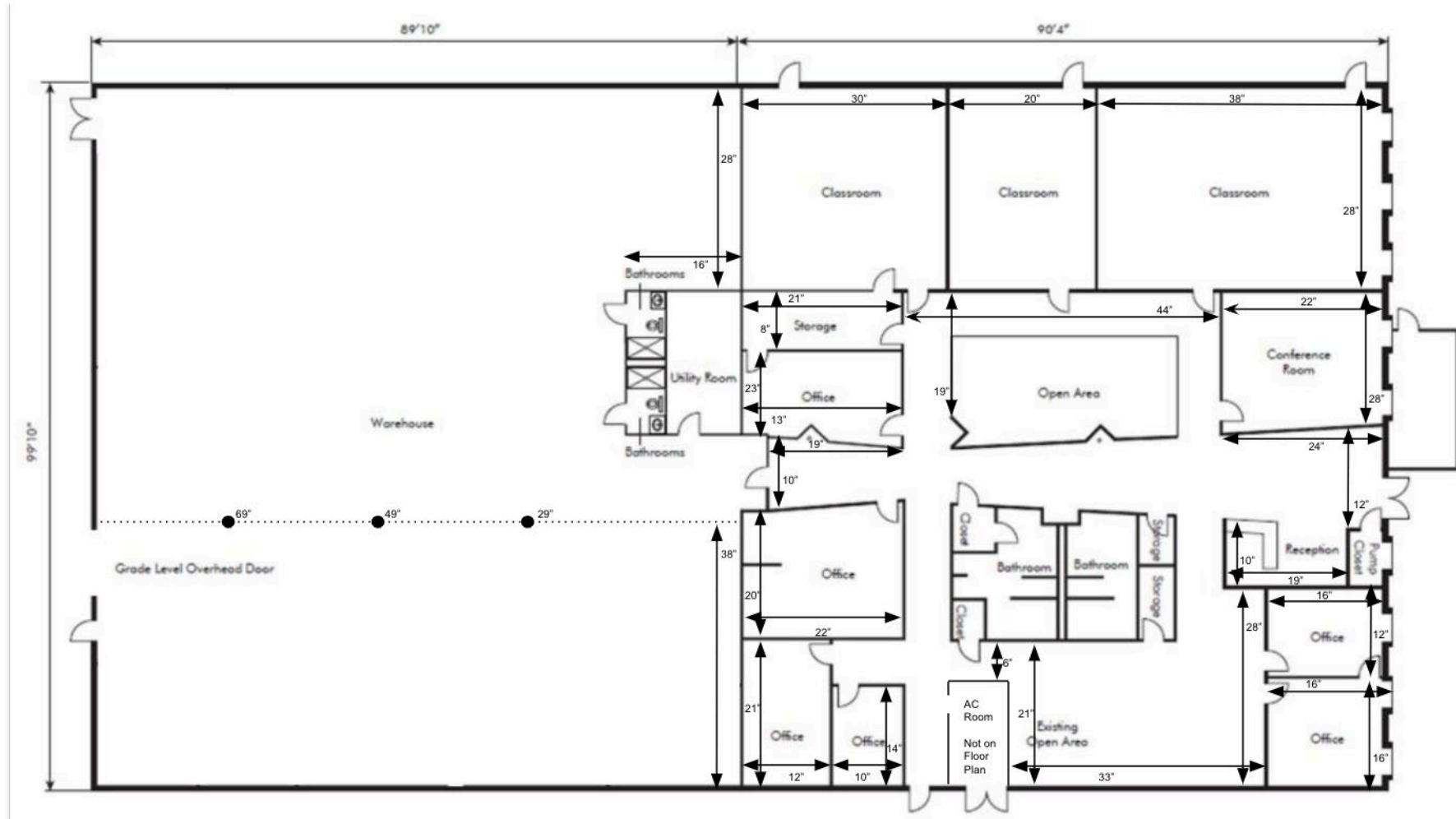


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FLOOR PLANS



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