



**1075 E 14TH ST
HIALEAH, FL 33010**

Situated in the heart of Hialeah's industrial district, 1075 E 14th Street offers a versatile and well-maintained facility ideal for light manufacturing or industrial operations. The building spans 5,075 square feet on an 8,625 square foot lot and features a clear height of 13 feet. The layout includes 720 square feet of office space, comprising two private offices, a conference room, and two bathrooms, with an additional 720 square foot mezzanine offering flexible use. The warehouse portion totals 4,355 square feet, powered by a robust 400-amp, three-phase electrical system to support heavy equipment and operations.

This property is built for functionality and efficient logistics, with two 10'x12' street-level bay doors at the front and one 10'x10' bay door on the north-east side, in addition to separate front and rear personnel entrances. A covered driveway runs the entire length of the east side, providing drive-through access to the rear and enhancing maneuverability for deliveries and shipments. Ample parking is available in the front, making it convenient for staff and visitors. Zoned for industrial-light manufacturing, this property is an excellent fit for businesses seeking a strategic location with excellent infrastructure and operational flexibility.

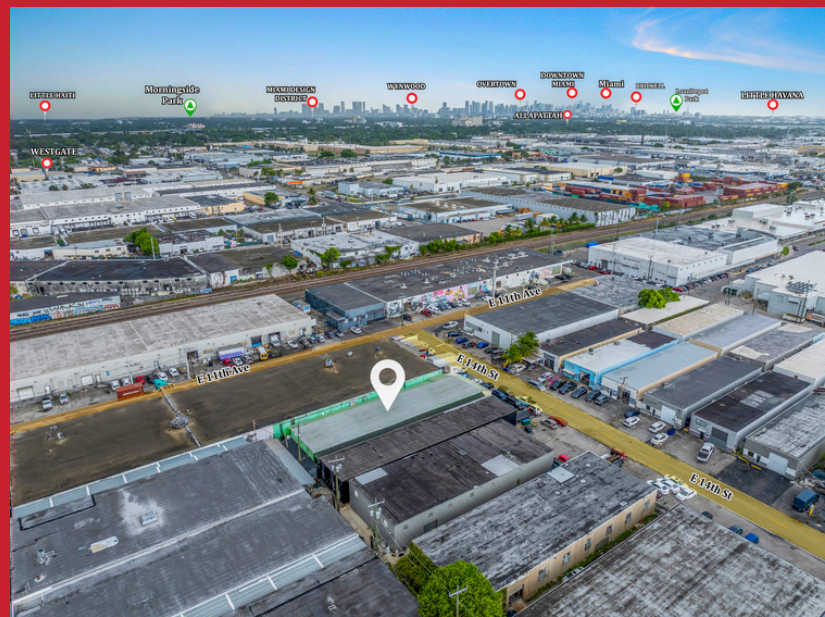
PRICE: \$1,319,500

Building Size: 5,075 SF

Land Size: 8,625 SF

Year: 1956

Zone: 7100 INDUSTRIAL - LIGHT MFG



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