

# INDUSTRIAL WAREHOUSE FOR LEASE

1730 W 38 PLACE, HIALEAH, FL 33012



## OFFERING SUMMARY

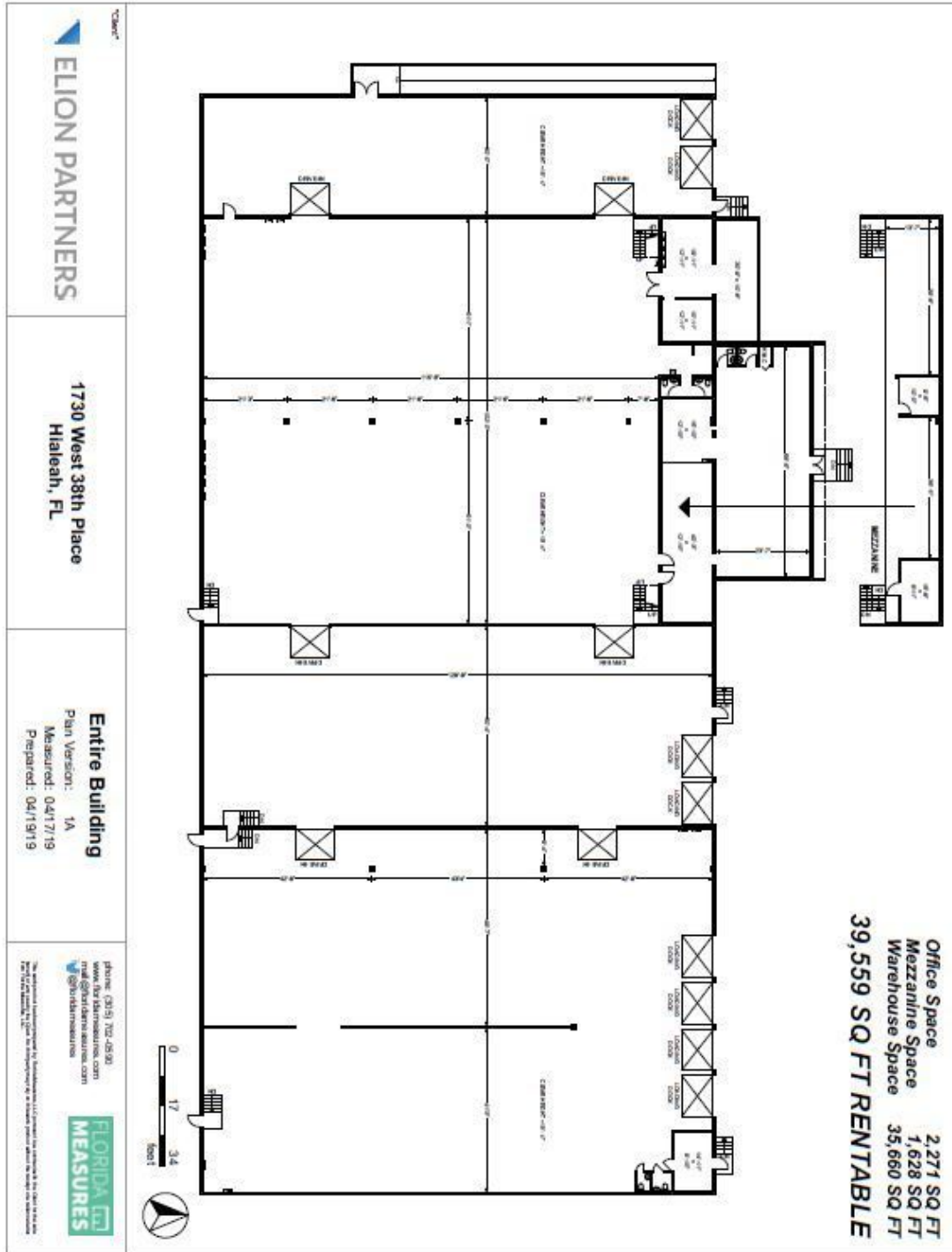
Available SF:	11,380 SF
	28,179 SF
	Total 39,559 SF
Lease Rate:	\$7.00 SF/yr (NNN)
Year Built:	1985
Renovated:	2018
Zoning:	7100 - Light Manufacturing
Agent Info:	Ramon A. Perez 786-281-2606 ramon@kaizenre.com

## PROPERTY HIGHLIGHTS

- +/- 39,559 SF Total
- +/- 35,660 SF of Warehouse
- +/- 2,271 SF of Office Space
- +/- 1,628 SF of Mezzanine
- 1.5 Acres
- 8 Dock High Doors and One Ramp
- Heavy Power, 3 Phase, 3,000 Amps
- Twin Tee Concrete Roof (18' - 20' Clear)
- 38 Parking Spaces
- Outside of Wellfield
- CBS Construction
- Tenant Improvement Allowance Available

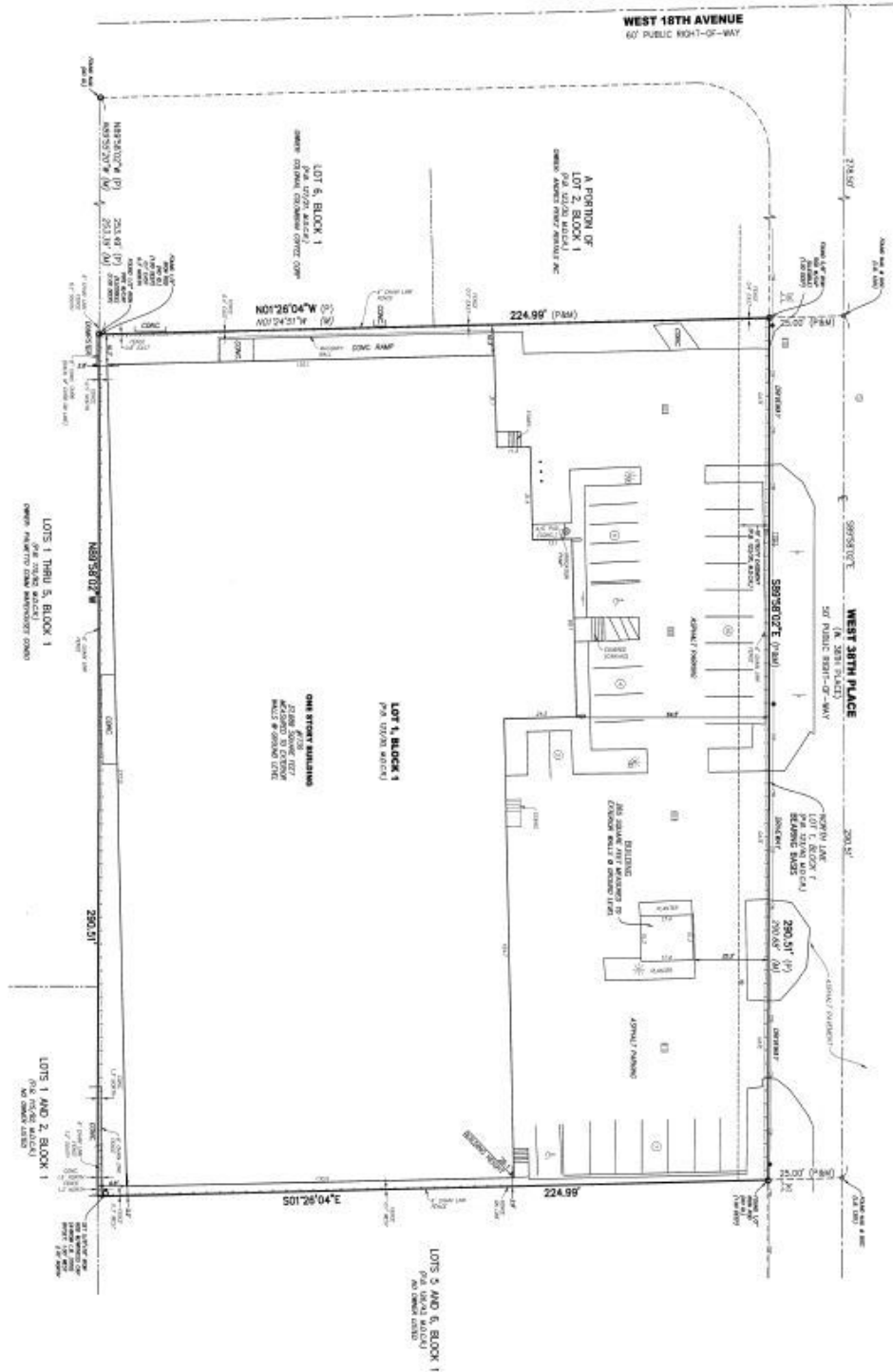
# FLOORPLAN

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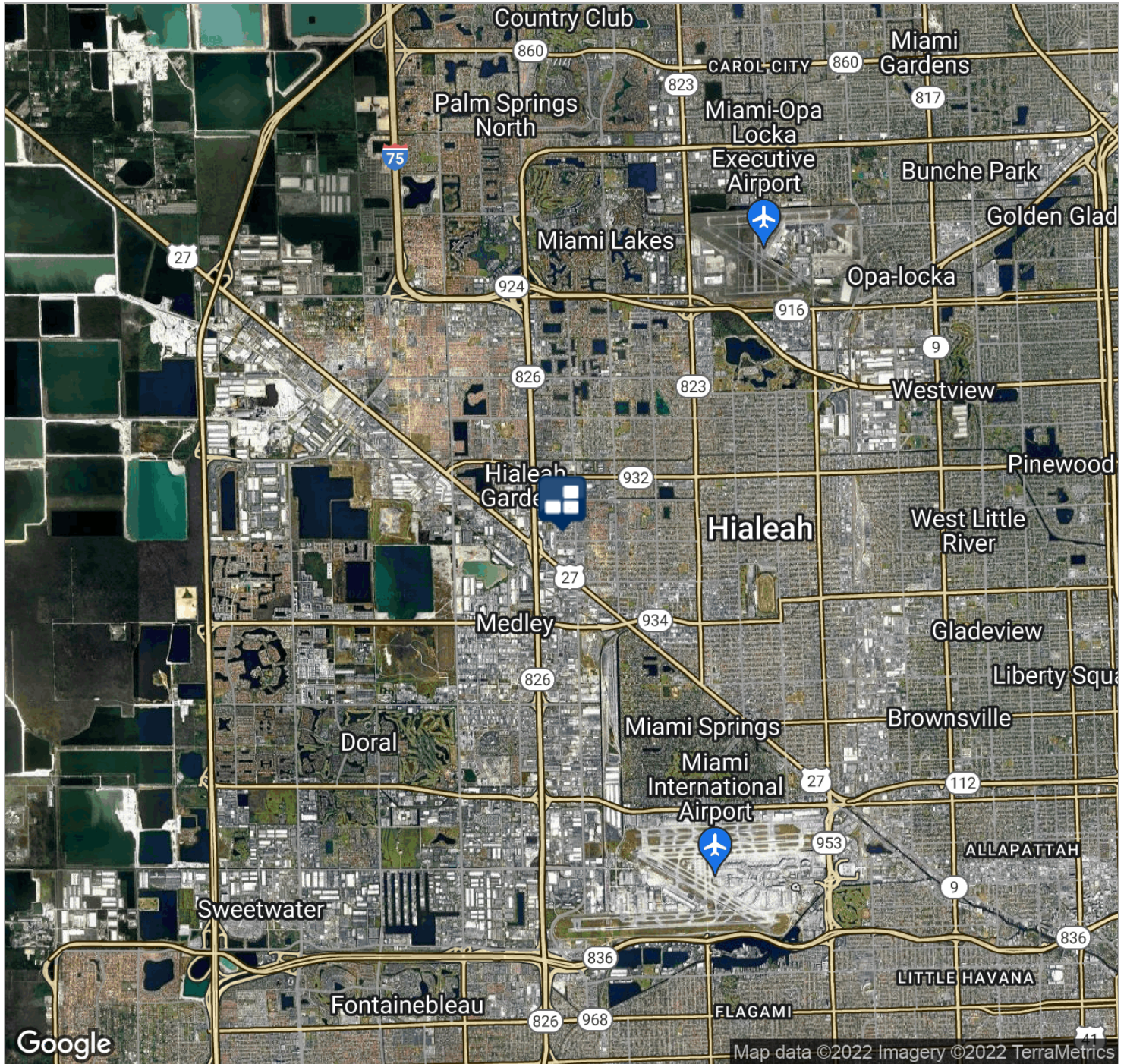
# SITE PLAN

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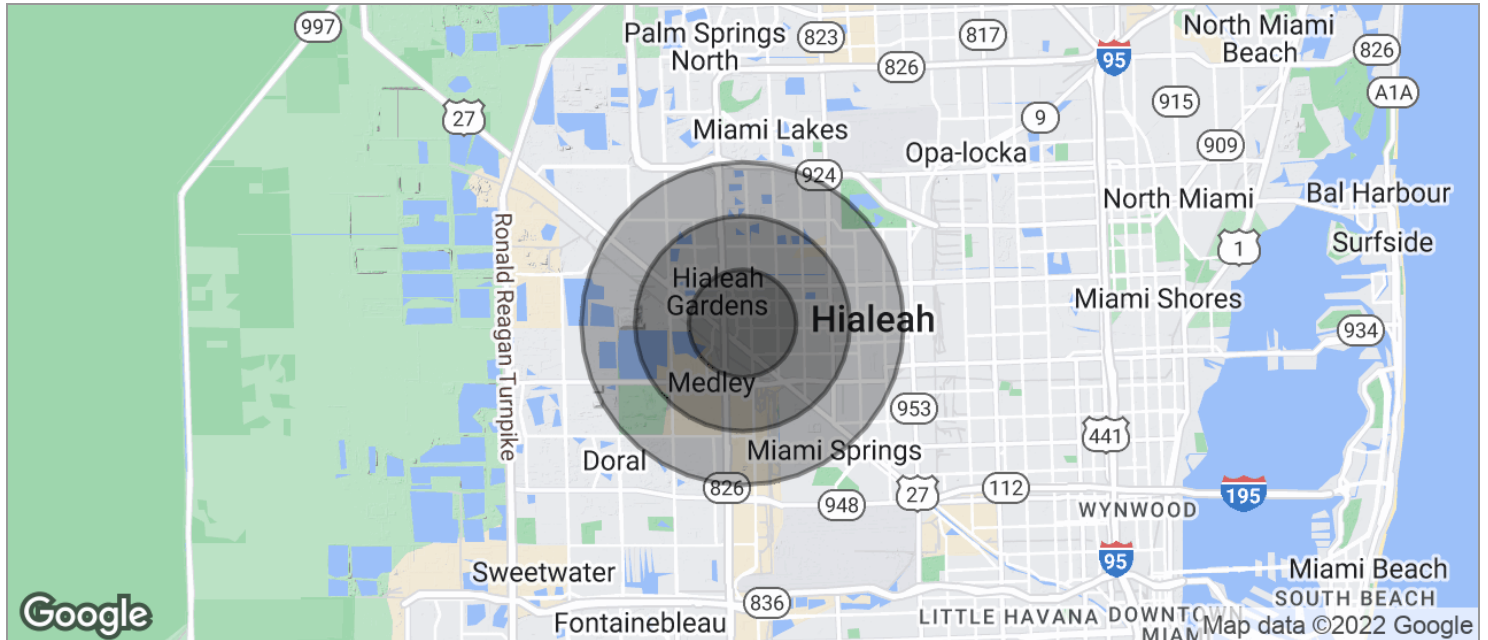
# LOCATION MAPS

1730 W 38 PLACE, HIALEAH, FL 33012



# DEMOGRAPHICS MAP

1730 W 38 PLACE, HIALEAH, FL 33012



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL POPULATION	30,766	105,956	206,035
MEDIAN AGE	45.5	42.5	41.5
MEDIAN AGE (MALE)	42.6	40.4	39.8
MEDIAN AGE (FEMALE)	47.3	44.4	43.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL HOUSEHOLDS	11,099	35,704	67,970
# OF PERSONS PER HH	2.8	3.0	3.0
AVERAGE HH INCOME	\$37,873	\$41,653	\$45,168
AVERAGE HOUSE VALUE	\$187,667	\$231,416	\$255,283

\* Demographic data derived from 2020 ACS - US Census