



FOR SALE

Warehouse/Development
Opportunity

**1109 E 23rd St
HIALEAH, FL 33013**



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



ADVISORS

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PROPERTY DESCRIPTION

1109 E 23RD ST, HIALEAH, FL 33013

Lot Size	5,272 sqft
Building Size	3,800 sqft
Height Clearance	11 Ft
Property Type	Warehouse
Zoning	M-1 Industrial
Private Office	500 SF
Sale Price	\$1,400,000

HIGHLIGHTS

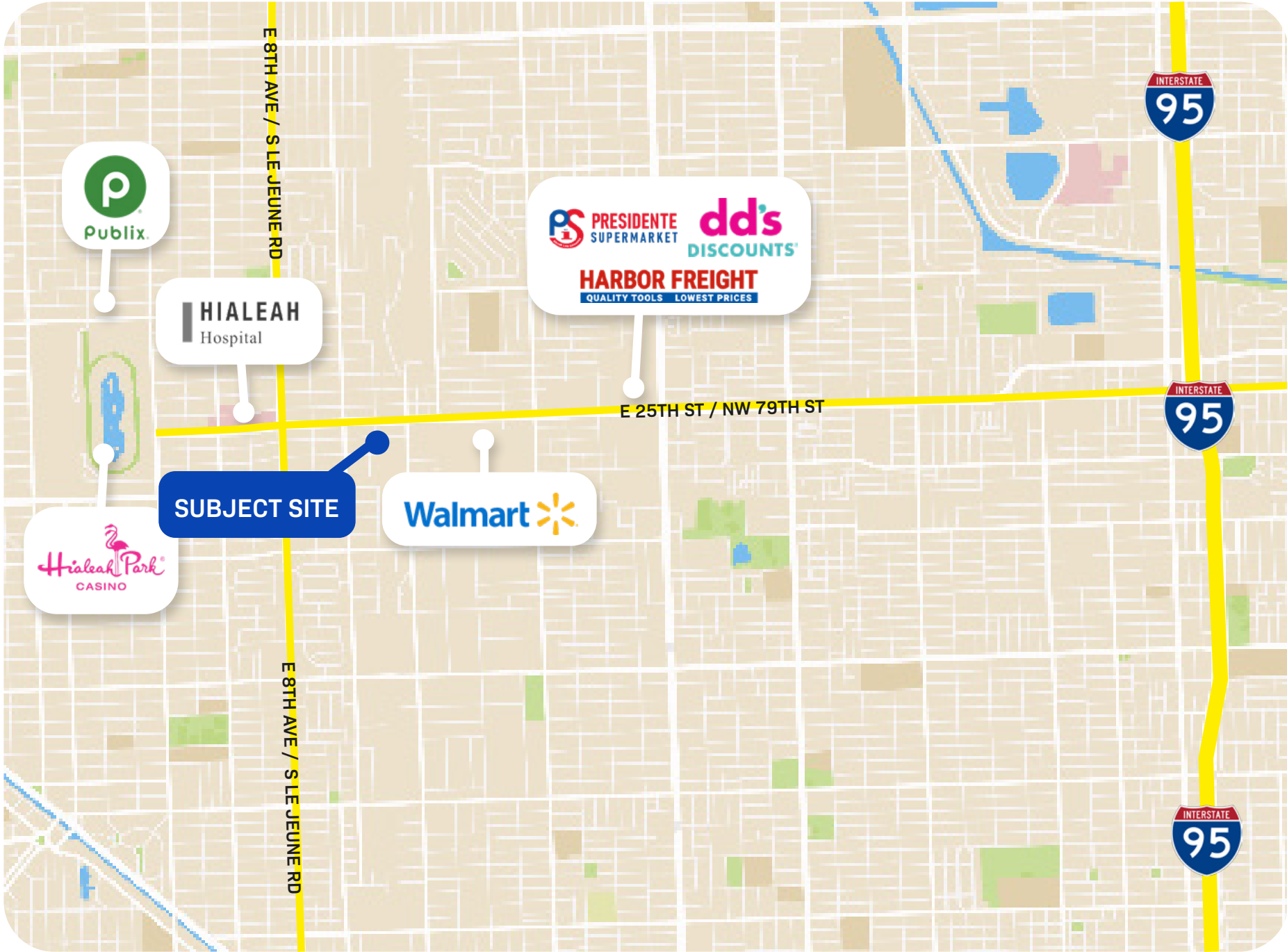
- **Private Office:** Includes a 500 sq. ft. air-conditioned private office, offering comfortable workspace within the facility.
- **Convenient Location:** Strategically situated in Hialeah, FL, ensuring excellent accessibility and connectivity to key transportation routes.
- **Proximity to Major Highways:** Direct access to I-95 and the 826 expressway via East 25th Street/NW 79th Street, allowing for seamless transportation of goods and equipment.
- **Assemblage Opportunity:** This property can be combined with another listing for an assemblage totaling 38,000 sq. ft., suitable for a future multi-family development project.

APEX Capital Realty is proud to present an opportunity to purchase a 3,800 sq. ft. standalone warehouse with M-1 Industrial zoning, offering a variety of potential uses. This property is ideal for an owner-operator with versatile applications, including construction, marine, automotive, trailers, heavy machinery, and more.

The warehouse features a ground-level bay garage door and a 500 sq. ft. air-conditioned private office. The clearance height is approximately 12 feet. Conveniently and centrally located in Hialeah off East 25 Street, directly between I-95 and the 826 Expressway, providing easy accessibility.



RETAIL MAP



ASSEMBLAGE OVERVIEW

HIALEAH TRI-RAIL DEVELOPMENT SITE 108 UNITS

#	Property Address	Use	Zoning	Bldg SF	Lot SF
1	1111 E 24 Street, Hialeah, FL 33013	Warehouse	M-1 Industrial	8,032	13,691
2	2363 E 11 Ave, Hialeah, FL 33013	Vacant Land	M-1 Industrial	0	13,537
3	1109 E 23 Street, Hialeah, FL 33013	Warehouse	M-1 Industrial	3,800	5,272
4	2305 E 11 Ave, Hialeah, FL 33013	Warehouse	M-1 Industrial	4,427	5,548
			Total	16,259 SF	38,048 SF

PRICE: UNDISCLOSED

Approximately 108-unit development site available on 38,048 sq. ft. (85 ft x 450 ft) of M-1 Industrial land. This is an exceptional chance to acquire a parcel of this size, neighboring the Hialeah Tri-Rail Metro Transfer Station.

Due to its strategic proximity to mass transit and designation as a Transit-Oriented Development (TOD) overlay, this site offers the unique advantage of potential density increases and bonuses, as well as flexibility with parking requirements, allowing for up to 125 units per acre. (This property is also an excellent fit for the SB102 Live Local Act)





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