

FOR SALE

PURPOSE-BUILT
FOOD PRODUCTION
HEADQUARTERS

1395 E
11TH AVE

■ HIALEAH, FL 33010

GRIDLINE
PROPERTIES



EXECUTIVE SUMMARY

Gridline Properties is pleased to present the exclusive opportunity to acquire 1395 E 11th Avenue, a 32,000-square-foot, purpose-built food production headquarters located in East Hialeah, one of South Florida's most established industrial submarkets.

The Property is 100% leased to a national meal-preparation company that recently commenced a new 10-year lease and operates the facility as its South Florida headquarters, providing investors with stable, long-term cash flow from a mission-critical operation.

Completed in 2025, a comprehensive renovation transformed the Property into an institutional-quality food production facility featuring extensive specialty infrastructure that would be difficult and costly to replicate. Combined with its long-term tenancy and strategic location, the Property offers investors a highly differentiated industrial asset with meaningful barriers to entry.

The offering presents a rare opportunity to acquire a stabilized industrial investment supported by specialized improvements, durable cash flow, and long-term industry fundamentals.



PROPERTY HIGHLIGHTS

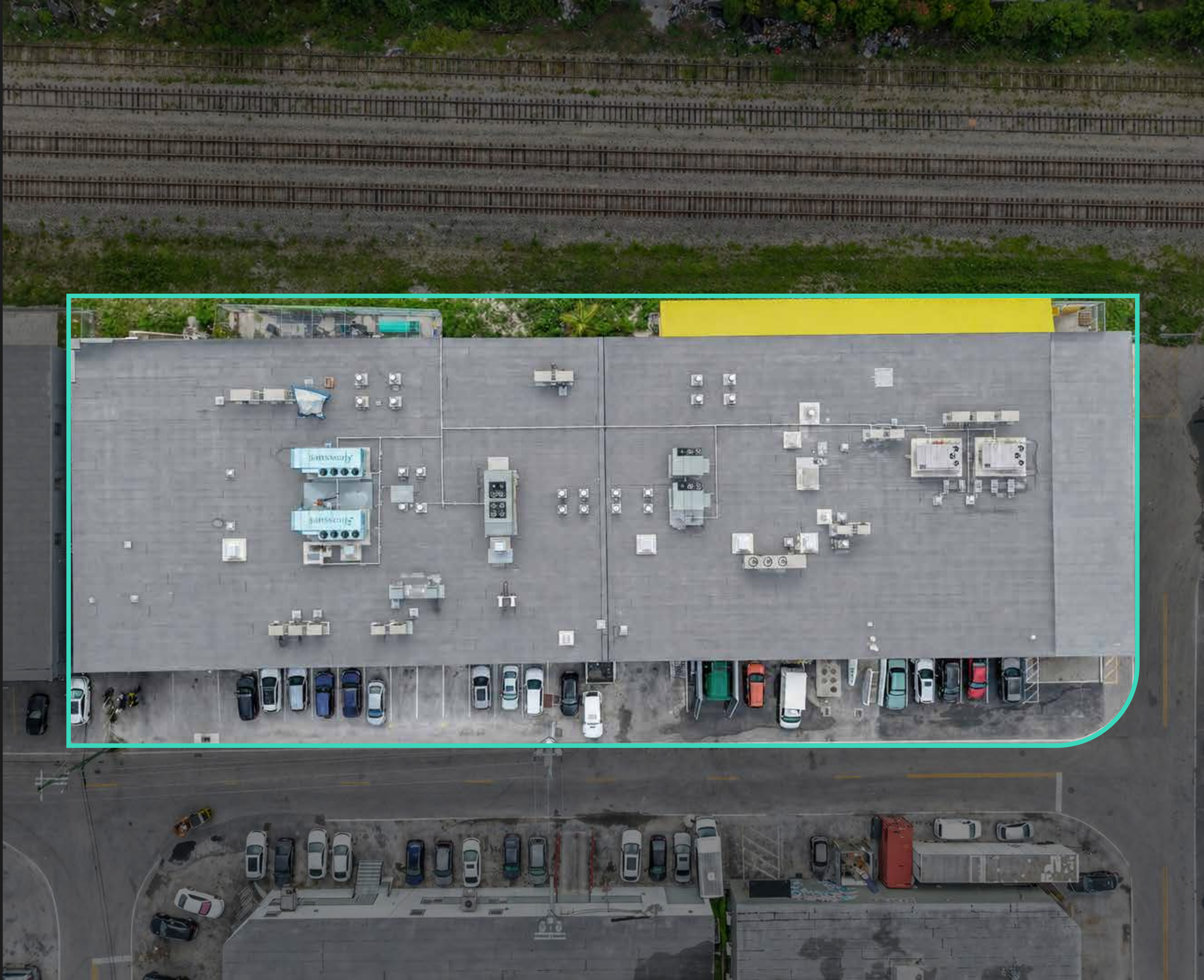


FOR SALE

ASKING PRICE	\$14,047,779
CAP RATE	7.25%
NOI	\$1,018,464
BUILDING SIZE	32,000 SF
LOT SIZE	43,248 SF
OCCUPANCY	100%
TENANT	National Meal-Prep Operator
LEASE TERM	10-years
ZONING	M-1
RENOVATION	2025
PARKING	Ample on-site

INVESTMENT HIGHLIGHTS:

-  Newly Commenced 10-Year Lease
-  National Meal-Prep Operator
-  South Florida Headquarters
-  Purpose-Built Food Production Facility
-  Extensive Specialty Infrastructure
-  2025 Renovation
-  Strong In-Place Cash Flow
-  Rare Institutional Industrial Opportunity
-  High Replacement Cost Improvements
-  Strategic East Hialeah Location



EMBEDDED INFRASTRUCTURE

**PURPOSE-BUILT
IMPROVEMENTS THAT
CREATE MEANINGFUL
BARRIERS TO ENTRY AND
SIGNIFICANT REPLACEMENT
COST ADVANTAGES.**

FEATURES:

- Heavy Power
- 100% Climate Controlled
- Commercial Kitchens
- Walk-In Refrigeration
- Walk-In Freezers
- Multiple Hood Systems
- Fire Suppression Systems
- Grease Trap Infrastructure
- Food Production Impact Fees
- Employee Facilities
- Office Buildout
- Loading docks



INTERIOR IMAGES

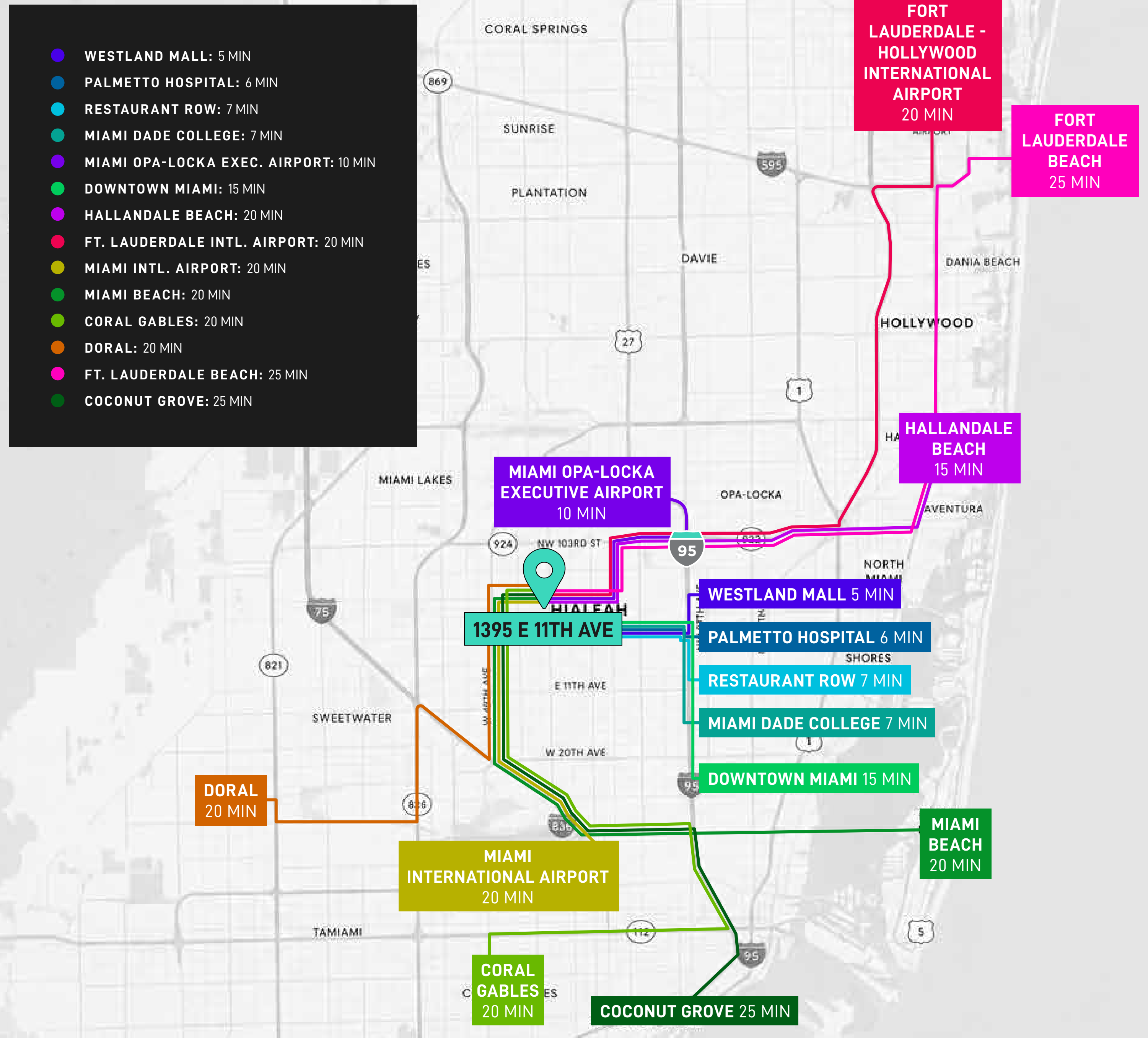




NOTICE
KEEP DOOR
CLOSED AT
ALL TIMES

NOTICE
NO FOOD OR
DRINK BEYOND
THIS POINT

ANDRES
MENDEZ



FINANCIAL OVERVIEW



1395 E 11TH AVE	
Building Size (SF)	30,666
Lot Size (SF)	43,548
Number of Folios	1
Zoning	M-1
Price	\$14,047,779
Closing Costs (1.5%)	\$210,717
Total Acquisition Price	\$14,258,496
PSF Building	\$458
PSF Land	\$323
Cap Rate	7.25%

ANNUAL OPERATING INCOME														
Building	Format	Area (SF)	PSF	Monthly Rent	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
5582	NNN	30,666	\$33	\$84,872	\$1,018,464	\$1,049,018	\$1,080,488	\$1,112,903	\$1,146,290	\$1,180,679	\$1,216,099	\$1,252,582	\$1,290,160	\$1,328,865
					\$1,018,464	\$1,049,018	\$1,080,488	\$1,112,903	\$1,146,290	\$1,180,679	\$1,216,099	\$1,252,582	\$1,290,160	\$1,328,865

Net Operating Income	\$33		\$1,018,464	\$1,049,018	\$1,080,488	\$1,112,903	\$1,146,290	\$1,180,679	\$1,216,099	\$1,252,582	\$1,290,160	\$1,328,865
		Cap Rate	7.25%	7.47%	7.69%	7.92%	8.16%	8.40%	8.66%	8.92%	9.18%	9.46%

Levered Investment		Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Debt Service			(\$774,776)	(\$774,776)	(\$774,776)	(\$774,776)	(\$774,776)	(\$774,776)	(\$774,776)	(\$774,776)	(\$774,776)	(\$774,776)
Cash Flows		(\$4,425,050)	\$243,688	\$274,242	\$305,713	\$338,127	\$371,514	\$405,903	\$441,324	\$477,806	\$515,384	\$554,089
DCSR			1.31	1.35	1.39	1.44	1.48	1.52	1.57	1.62	1.67	1.72
Cash on Cash Return			5.51%	6.20%	6.91%	7.64%	8.40%	9.17%	9.97%	10.80%	11.65%	12.52%

DEBT	
Value	\$14,047,779
LTV	70%
Principal	\$9,833,446
Equity	\$4,214,334
Term (Yrs)	25
Payment per term	12
Rate	6.20%



ABOUT GRIDLINE PROPERTIES

At Gridline Properties, we believe that commercial real estate is a catalyst for community building, fostering environments where both people and businesses thrive. It's about creating vibrant communities through placemaking and collaboration.

Each idea and business plan requires its own specialized expertise. Our team offers clients an in-depth understanding of markets and trends, enabling us to deliver unparalleled representation, advisory services and valuation consulting in even the most competitive markets.

In an era where information is readily available, we serve as information curators dedicated to uncovering potential challenges and opportunities that may not be immediately apparent.

**THIS IS WHY WE RECOGNIZE THAT WE ARE ONLY AS
STRONG AS THE PEOPLE WITHIN OUR WALLS.**

We work with best-in-class brokers, marketers and support staff who develop strategies centered around our client's needs.

GRIDLINE PROPERTIES

1395 E 11TH AVE

READY TO SCHEDULE A TOUR?
CONTACT US



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FOLLOW US



Non-Endorsement & Disclaimer Notice

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.