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**HIALEAH FLEX OFFICE
& WAREHOUSE**
CONFIDENTIAL MEMORANDUM

 **REMAX** 360

DISCLAIMER

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EXCLUSIVE: The property is exclusively listed for sale by REMAX 360 Real Estate, and all purchase negotiations will be conducted through the listing agents.

HIALEAH FLEX OFFICE & WAREHOUSE

EXECUTIVE SUMMARY

REMAX 360 presents 25 E 4th Street, a ±8,175 SF freestanding flex office and warehouse property offered for sale or lease in the core of the Hialeah submarket, one of Miami-Dade County's most durable and supply-constrained commercial markets.

The property features a highly adaptable configuration combining retail frontage, private offices, and large open-span warehouse/assembly space, allowing for immediate occupancy or reconfiguration to support a wide range of commercial uses. The existing improvements—formerly operated as a school—include multiple classroom-style rooms and a large indoor assembly/gymnasium area, offering clear-span utility and above-average ceiling heights.

Located one block from Hialeah City Hall and immediately adjacent to Palm Avenue's primary retail and commercial corridor, the asset benefits from exceptional centrality, strong traffic counts, and dense surrounding residential and employment bases. The property is currently available for lease at \$15,000 per month or for sale at \$1,950,000.00 and presents a compelling opportunity for owner-users or investors seeking scale and long-term value in a proven submarket. Supporting market infographics and demographic data included in this Offering Memorandum highlight strong population density, employment concentration, and business activity surrounding the site, reinforcing Hialeah's position as a high-demand commercial node with limited comparable flex inventory.

📍 25 E 4TH ST | HIALEAH, FL

PROPERTY HIGHLIGHTS

- Freestanding Flex Office & Warehouse Building
- Available For Sale or Lease
- Offered for Sale: \$1,950,000.00
- Lease rate: \$15,000/month
- Adjusted Area: ±8,175 SF
- Lot Size: 6,750 SF
- Floors: 2
- Zoning: CBD
- Surface parking: 5

LOCATION HIGHLIGHTS

- Folio: 04-3118-001-1800
- Sub-Market: Hialeah
- Subdivision: Town of Hialeah
- Functional blend of retail frontage, offices, and warehouse/assembly space.
- Former school build-out with classroom partitions and large open-span gym/assembly area.
- Clear-span areas with above-average ceiling height.
- Central Hialeah location, one block from City Hall.
- Immediate access to Palm Avenue retail corridor.
- Ideal for owner-users, investors, educational, medical, institutional, or creative users.



HIALEAH SUBMARKET

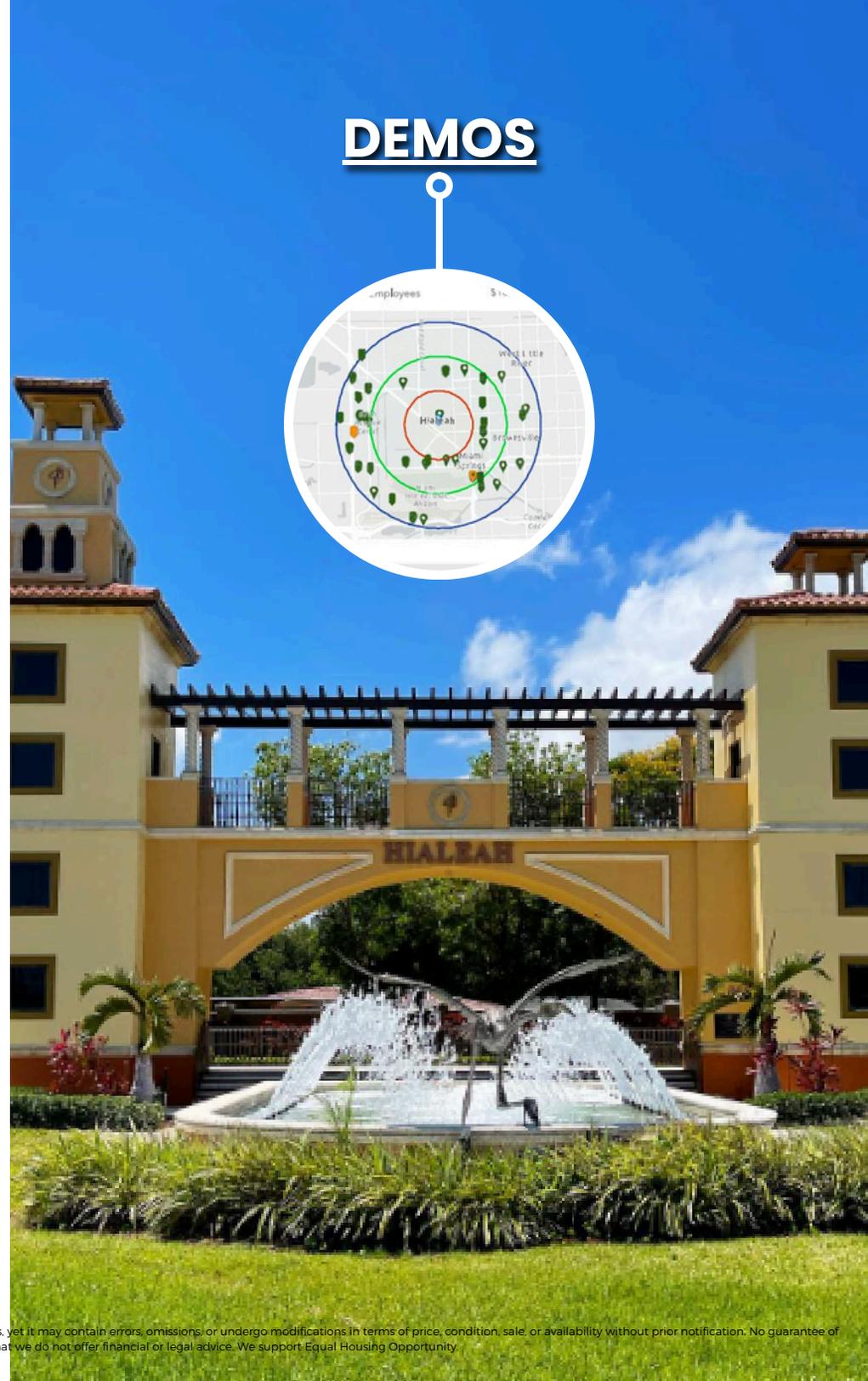
Hialeah remains one of Miami-Dade County's most resilient and business-driven submarkets, supported by high population density, strong local entrepreneurship, and limited new commercial development. Demand for flex and owner-user product continues to outpace supply, driving stable occupancy and long-term value appreciation.

THE INCLUDED MARKET INFOGRAPHICS DEMONSTRATE:

- Strong daytime employment and population within close proximity.
- High concentration of businesses and retail activity.
- Consistent traffic counts along Palm Avenue and surrounding corridors.
- A mature urban market with limited replacement inventory.

These fundamentals position the subject property as a strategically located, irreplaceable asset within the Hialeah commercial landscape.

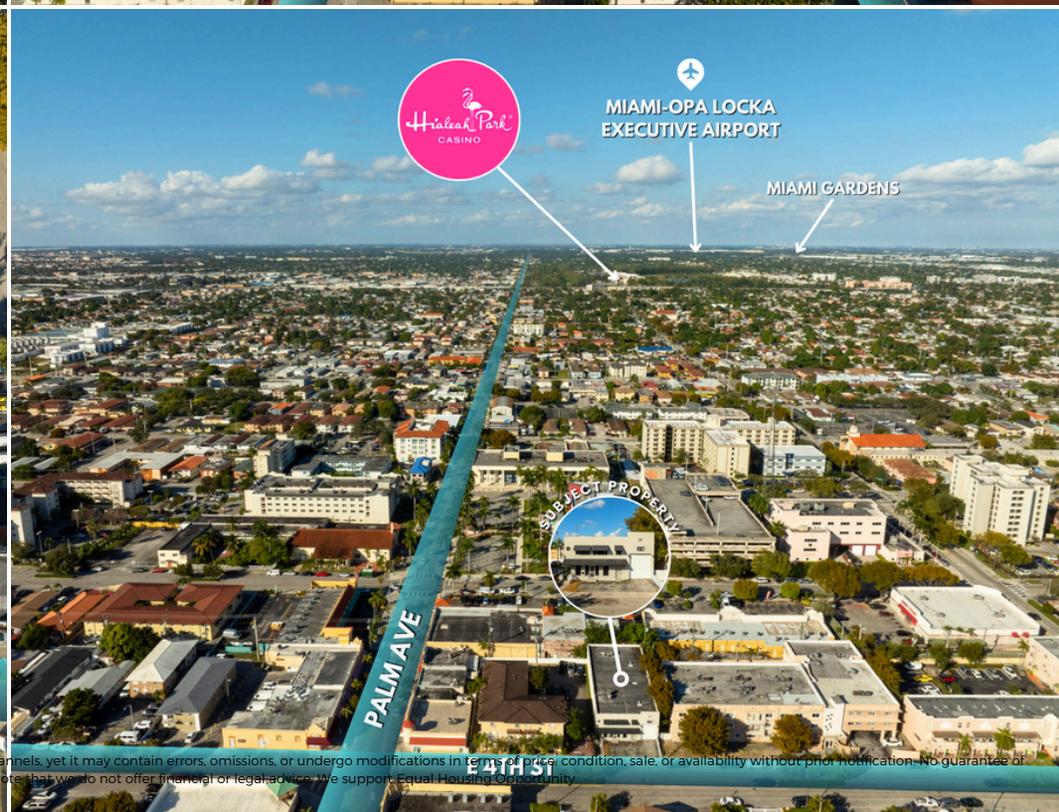
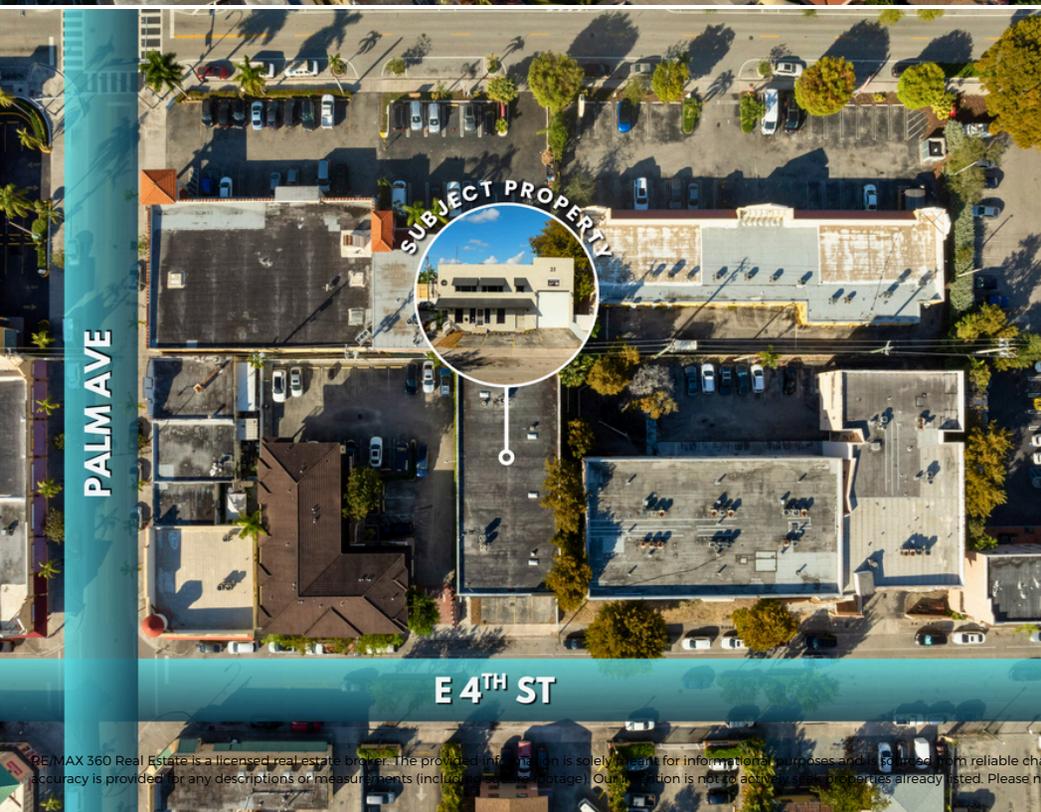
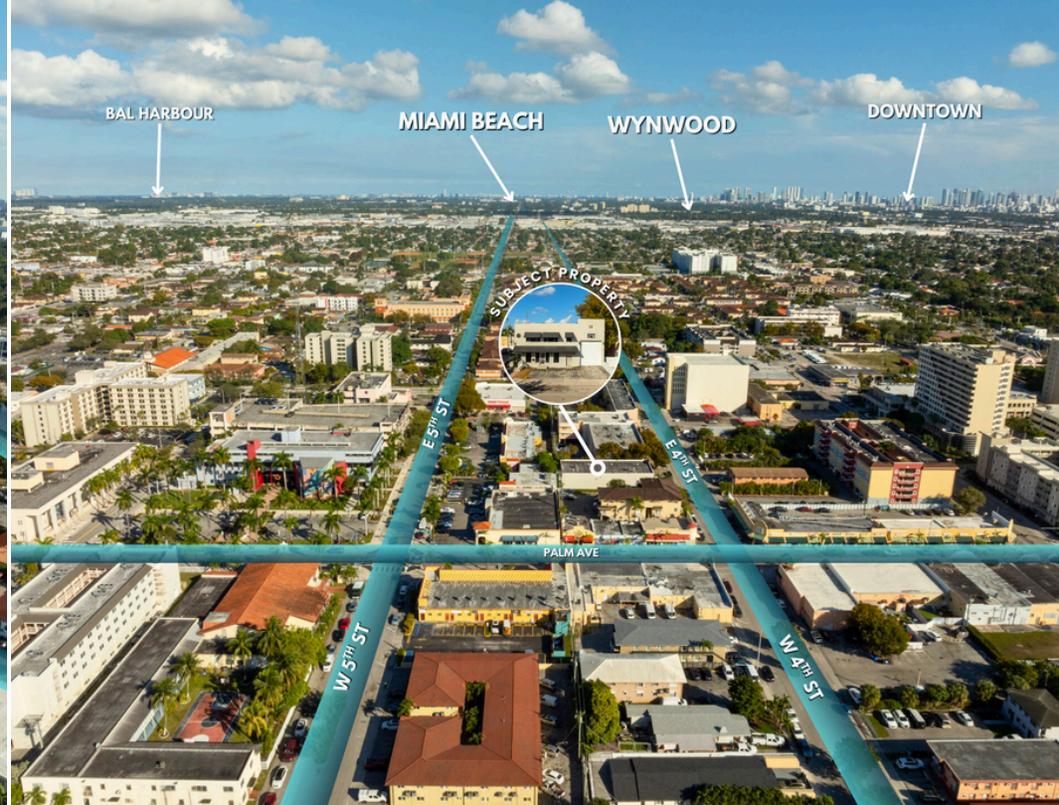
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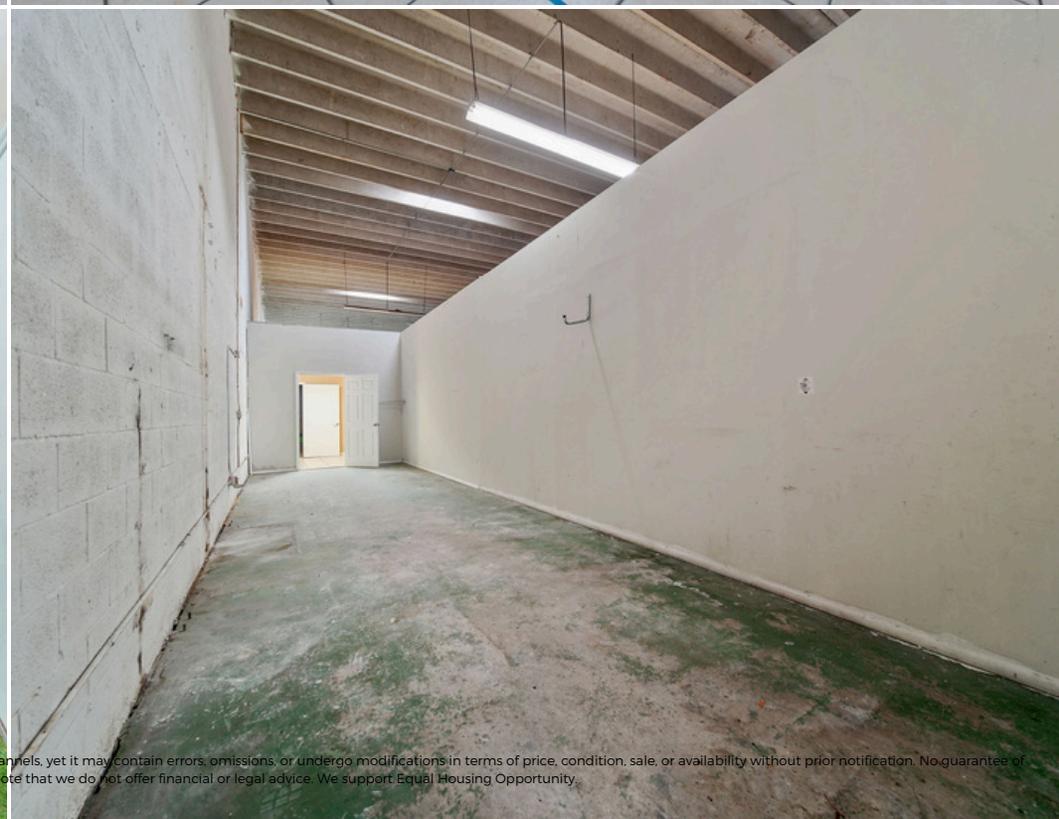
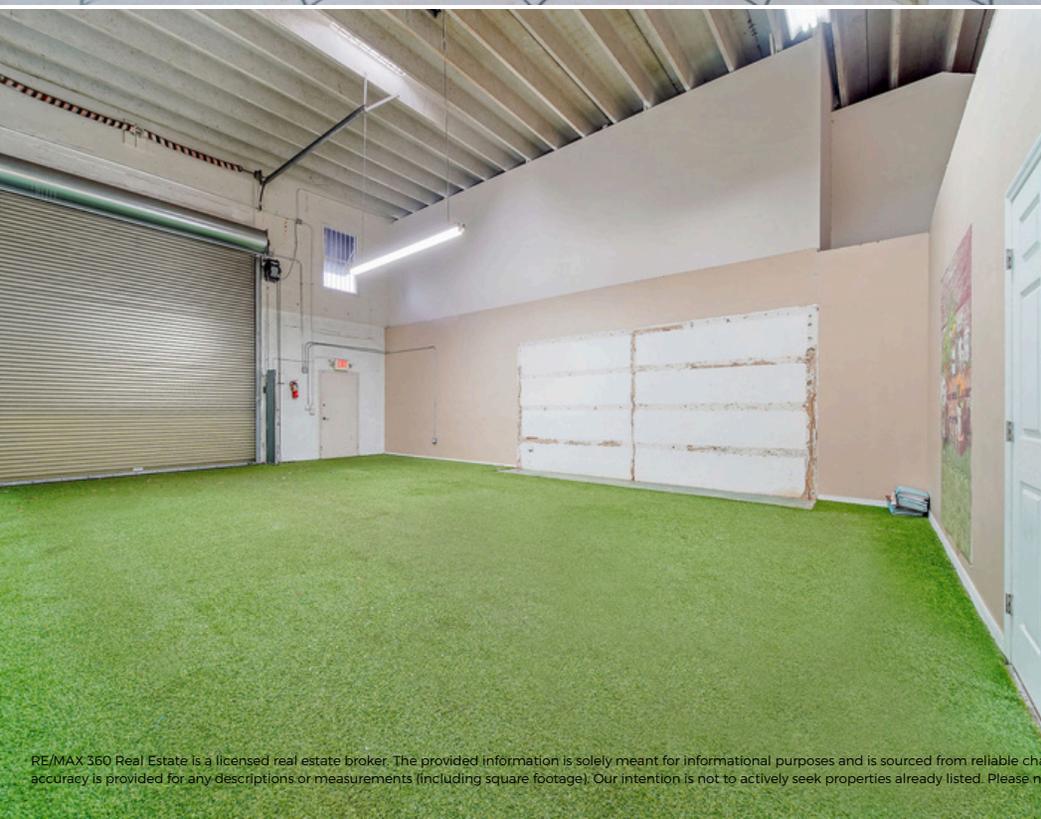
VIRTUAL TOUR











NOTABLE ARTICLES

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Prestige Companies scored a \$20 million construction loan for a 114-unit apartment complex in Hialeah, marking the development firm's continued wager on the city's multifamily market. Miami Lakes-based Prestige plans a pair of three-story buildings and 4,000 square feet of commercial space at 1001 Southeast 11th Street, according to records and the firm's website. The project, called Market Station North, is near Tri-Rail's Hialeah Market Station. An affiliate of Boca Raton-based Amzak Capital Management provided the loan. Last year, Prestige bought the 2-acre development site, consisting of a 14,000-square-foot industrial facility, for \$5.8 million, records show. The Hialeah City Council voted to rezone the property as a transit-oriented development district and gave final approval of the project this year. Market Station South will offer one- and two-bedroom apartments, according to Prestige's website. Led by Marty Caparros Jr., Prestige has a real estate portfolio valued at over \$1.2 billion in...

☰ REAL ESTATE NEWS



Prestige scores \$20M construction loan for 114-unit apartment complex in Hialeah
Firm led by Marty Caparros Jr. paid \$6M for dev site last year

Read more at TheRealDeal



NOTABLE ARTICLES

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Baron Property Group scored a \$206 million construction loan for the Metro Parc North apartment project in Hialeah. The New York-based firm is building the eight-story building with 661 units at 901 East 26th Street, according to a Baron news release. Construction started last month, and is expected to be completed in late 2027. Stamford, Connecticut-based Post Road Group is the lender, the release says. Ayush Kapahi of HKS Real Estate Advisors represented the borrower and lender. Designed by Modis Architects, Metro Parc North will offer studios and one-bedroom to three-bedroom units. Baron, led by Matthew Baron, originally had partnered with Coral Gables-based MG Developer on the project. In December, Baron bought out MG Developer's 50 percent stake in the project for an undisclosed amount. Baron and MG Developer, led by Alirio Torrealba, partnered on the 10-story, 559-unit Metro Parc apartment building completed this year near Metro Parc North. The duo...

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Baron scores \$206M construction loan for 661-unit apartment project in Hialeah
Firm bought out its partner on development, MG Developer

Read more at [TheRealDeal](#)



NOTABLE ARTICLES

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Basis Industrial expanded its South Florida footprint with an \$84.7 million purchase of a small bay warehouse portfolio in Hialeah from TA Realty. The deal cements Delray Beach-based [Basis Industrial](#), led by Dan Weinstein, Anthony Scavo, Steve Garchik and Jay Massirman, as one of the largest warehouse landlords in Hialeah, according to a news release. Affiliates of Boston-based [TA Realty](#), led by James Buckingham, sold 42 buildings spanning 396,135 square feet to Basis Industrial. The deal breaks down to \$213 a square foot. Scavo represented Basis Industrial, and CBRE's Jose Lobón represented TA Realty. Basis Industrial partner NexPoint Advisors contributed more than \$20 million in equity for the transaction, and the buyer also obtained financing from BankUnited and Seacoast Bank, the release states. The portfolio is 85 percent leased, trailing the area's average occupancy rate above 95 percent, offering the buyer a value-add opportunity in one of Miami-Dade...

☰ REAL ESTATE NEWS



Basis pays \$85M for value-add Hialeah industrial portfolio
Delray Beach-based firm acquired 42 small bay warehouses from TA Realty

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HIALEAH FLEX OFFICE & WAREHOUSE

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