



## 2696 W 3RD AVE HIALEAH, FL 33010

### PRIME INDUSTRIAL CORNER PROPERTY FOR SALE

Fausto Commercial is proud to exclusively present 2696 W 3rd Ave, a high-exposure corner-lot industrial property in the heart of Hialeah. Situated at the intersection of 3rd Avenue and 3rd Court, the site offers dual gated entrances for excellent traffic flow and operational flexibility. The 18,950 SF fully paved and fenced lot features a freestanding 1,895 SF building that includes office space and 3 bedrooms / 2 bathrooms, providing optional live/work potential or space for staff accommodations.

Strategically located in a highly desirable industrial corridor with quick access to major highways, this site is ideal for owner-users needing yard space or secure parking, or for investors seeking prime industrial land in one of Miami's strongest markets. Hialeah continues to see strong demand for industrial properties, fueled by its central location, high business activity, and a vibrant local workforce. With low vacancy rates and increasing land values, this is a rare opportunity to own in a core industrial zone.

#### Highlights:

Ideal for owner-users: vehicle storage, construction, service operations  
Minutes from major highways and central to Miami-Dade County  
Established towing business may be available separately



**PRICE: \$3,000,000**

Building Size: 1,895 SF

Lot Size: 18,950SF

Year built 1930

Zoning: M-3



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