

2525

W FOURTH AVE



moeckerBROKERS

HIALEAH, FL

The Offering

Moecker Brokers, as the exclusive broker, is pleased to present to qualified buyers the opportunity to acquire 2525 W 4th Ave (the "Property"), a versatile industrial building with a rich history, strategically located in the heart of Hialeah, Florida. Spanning a footprint of 63,570 square feet with a total usable area of 64,735 square feet, the Property was formerly the renowned manufacturing and warehouse facility for Gilda Crackers. It is currently configured for a single user but can be easily modified to accommodate up to three different tenants. Situated in one of South Florida's most active industrial corridors, the Property offers excellent access to major highways, including I-75, SR-826 (Palmetto Expressway), and the Florida Turnpike, making it ideal for logistics and distribution. The location is further bolstered by a robust industrial infrastructure and proximity to a skilled workforce.



INVESTMENT HIGHLIGHTS



Robust Industrial
Features



Flexible Multi-
Tenant
Possibility



Historic Growth
Potential



Excellent
Transportation
Access



Prime Industrial
Location



OFFERING SUMMARY

Address	2525 W 4TH AVE, HIALEAH, FL
Net Rentable Area	64,735 SF
% Leased	VACANT
Zoning	M-3
Stories	2 Floors
Ceiling Height	22' Clear
Site Area	2.10 Acres
Dock Height Doors	14
Office Space	~4,000 SF
Year Built Renovated	1987 1998

FINANCIAL SUMMARY

	Amount	\$/SF
INCOME		
Gross Potential Income	\$1,035,760.00	\$16.00
Vacancy & Collection Loss	<u>-\$51,788.00</u>	<u>-\$0.80</u>
Effective Gross Income	\$983,972.00	\$15.20
EXPENSES		
Real Estate Taxes	\$200,000.00	\$3.09
Insurance	\$113,286.25	\$1.75
Repairs & Maintenance	\$32,367.50	\$0.50
Management & Admin	<u>\$32,367.50</u>	<u>\$0.50</u>
Total Operating Expenses	\$378,021.25	\$5.84
Expense Ratio	38.42%	
Net Operating Income	\$605,950.75	\$9.36
Asking	\$13,000,000.00	\$200.82



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Investment Contact

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