



TRUSTPOINT
REALTY

EXCLUSIVE OFFERING

455 E 10TH AVE HIALEAH, FL

OFFERING MEMORANDUM

EXCLUSIVELY MARKETING BY

Joseph Suarez ESQ.
BROKER

(305) 200-0348

joey@trustpointrealty.com

www.trustpointrealty.com



CONTENTS

Table of Contents

An institutional-quality industrial offering positioned within Miami-Dade's most active infill corridor. Sections outlined below.

01	EXECUTIVE SUMMARY INVESTMENT HIGHLIGHTS	03
02	PROPERTY SUMMARY ASSET DETAIL & PRICING	04
03	LOCATION OVERVIEW CONNECTIVITY & DEMOGRAPHICS	05
04	WHY HIALEAH MARKET OVERVIEW	06
05	AERIAL SITE CONTEXT SUBJECT IN THE CORRIDOR	07
06	LOCAL MAJOR BUSINESSES CORPORATE & RETAIL ANCHORS	08
07	DRIVE TIMES & LOGISTICS REGIONAL ACCESS	09
08	PROPERTY PHOTOS EXTERIOR & SITE VISIBILITY	10
09	MARKET MOMENTUM HIALEAH INVESTMENT MOMENTUM	11
10	PROPERTY PHOTOS · INTERIOR WAREHOUSE & OPERATIONAL SPACES	12





INVESTMENT HIGHLIGHTS

Investment Summary

Positioned in the heart of Hialeah's industrial corridor, 455 E 10th Ave offers a rare opportunity to acquire a functional, well-maintained industrial asset with excellent connectivity to major transportation routes, Miami International Airport, PortMiami, and surrounding business demand.

The ±20,983 SF building sits on a ±34,718 SF (0.79-acre) corner lot with three grade-level doors, on-site parking, and Light Industrial (7100) zoning. Supporting a wide range of operational uses including warehousing, distribution, light manufacturing, and storage. The property has already been approved for the development of up to 50 apartment units and up to 8 stories, creating a compelling future redevelopment angle in addition to its current industrial use.

With a 40-year structural recertification recently completed and strong owner-user or value-add potential, the property is priced to align with the lower end of active comparable assets per building SF in this rapidly tightening submarket.




20,983


34,718
SF LAND
(0.79 AC)


3
GRADE-LEVEL
DOORS


40-YR
CERTIFICATION
COMPLETED


M-1
LIGHT INDUSTRIAL
ZONING


ON-SITE


3-PHASE



ASSET DETAIL & PRICING

Property Summary



" Functional industrial layout with flexible operational use across warehousing, distribution, and light manufacturing applications.

Approved Development Potential

The property has already been approved for the development of up to 50 apartment units and up to 8 stories, creating a compelling future redevelopment angle in addition to its current industrial use.


OFFERING SUMMARY	
ADDRESS	455 E 10 Ave Hialeah, FL 33010
BUILDING SF	±20,983 SF
LAND SF	±34,718 SF
LAND ACRES	0.79 Acres
YEAR BUILT	1959
ZONING	Light Industrial • 7100
GRADE-LEVEL DOORS	3
CEILING HEIGHT	19'
POWER	3-Phase
FINANCIAL SUMMARY	
ASKING PRICE	\$5,250,000
PRICE PSF (BUILDING)	\$250.20
PRICE PSF (LAND)	\$191.31

STRATEGIC INFILL INDUSTRIAL LOCATION

Location Highlights


CONNECTIVITY

 **0.4 mi**
PALMETTO EXPY · 826

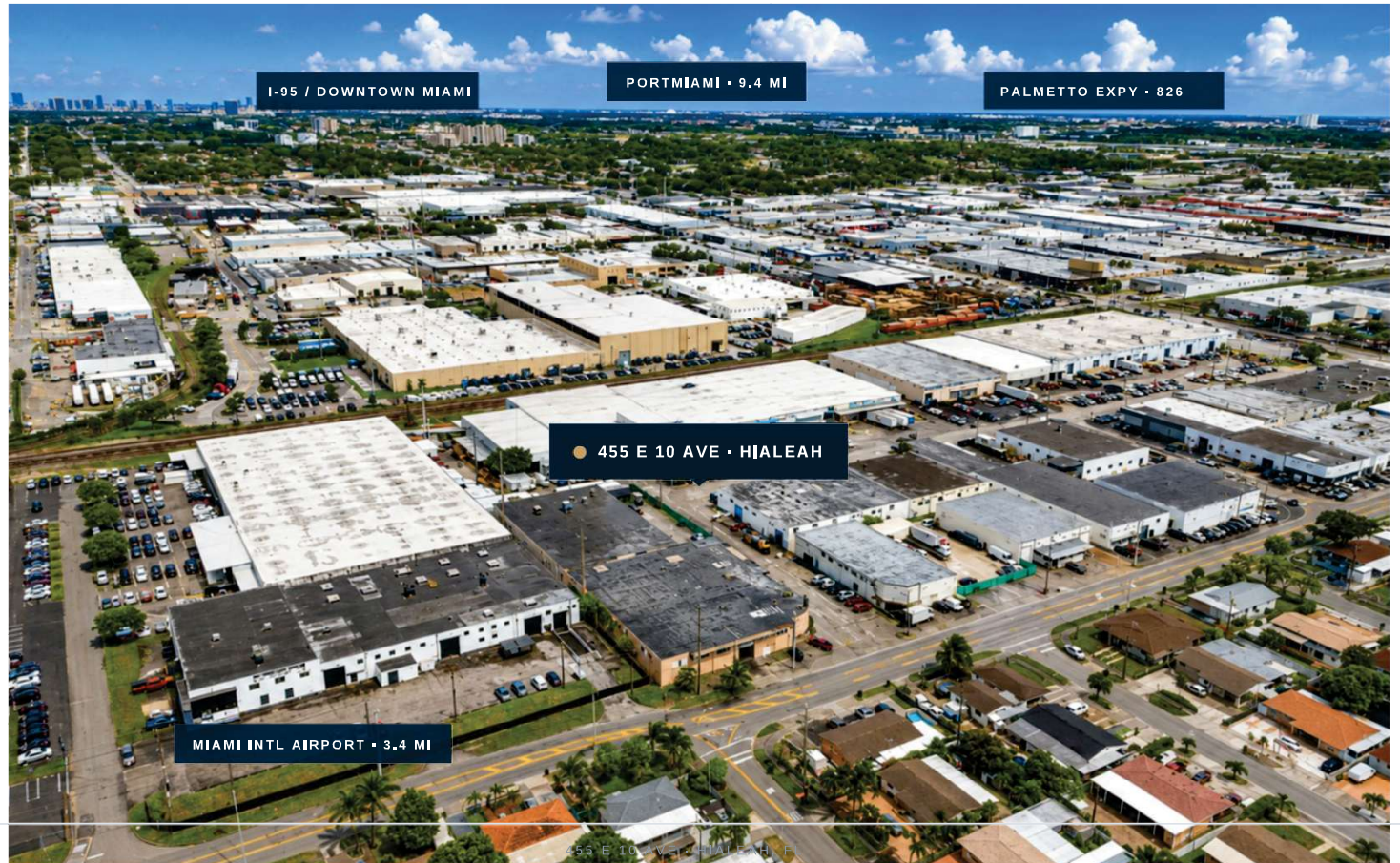
 **1.1 mi**
INTERSTATE · 95

 **4.8 mi**
FLORIDA TURNPIKE

 **3.39 mi**
MIAMI INTL AIRPORT

 **5.59 mi**
OPA-LOCKA EXEC.

 **9.4 mi**
PORTMIAMI





MARKET OVERVIEW

Why Hialeah

For 455 E 10th Ave, the value story is simple: functional industrial space, strategic highway access, and positioning within one of South Florida's most established operating corridors.



MIAMI-DADE'S INDUSTRIAL BACKBONE

Hialeah remains one of Miami-Dade's most functional industrial corridors - combining established warehouse infrastructure, dense labor access, and fast regional connectivity.

0.4 mi
PALMETTO EXPY

1.1 mi
I-95

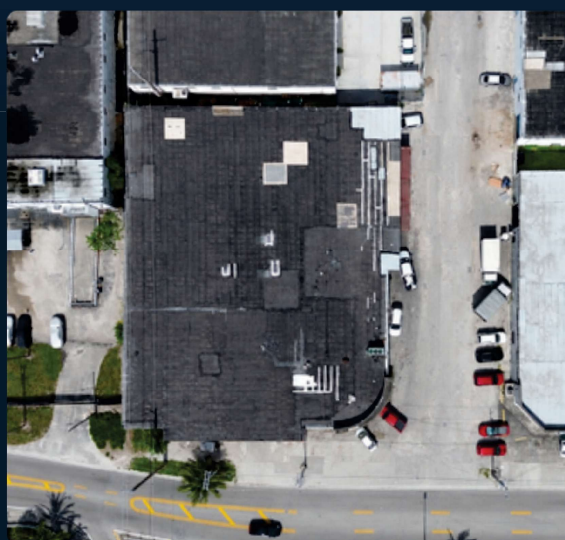
3.39 mi
MIA

9.4 mi
PORTMIAMI

HIALEAH INVESTMENT THESIS

- Established industrial corridor with infill scarcity
- Minutes from MIA, PortMiami, I-95, and Palmetto
- Strong owner-user, distribution, and light manufacturing fit

SUBJECT PROPERTY



Embedded in Hialeah's Industrial Corridor

Positioned on a high-visibility corner along E 10 Ave with direct frontage and proximity to surrounding warehouse, manufacturing, and distribution users. The corridor is one of the most active industrial submarkets in Miami-Dade County.

±20,983

±34,718

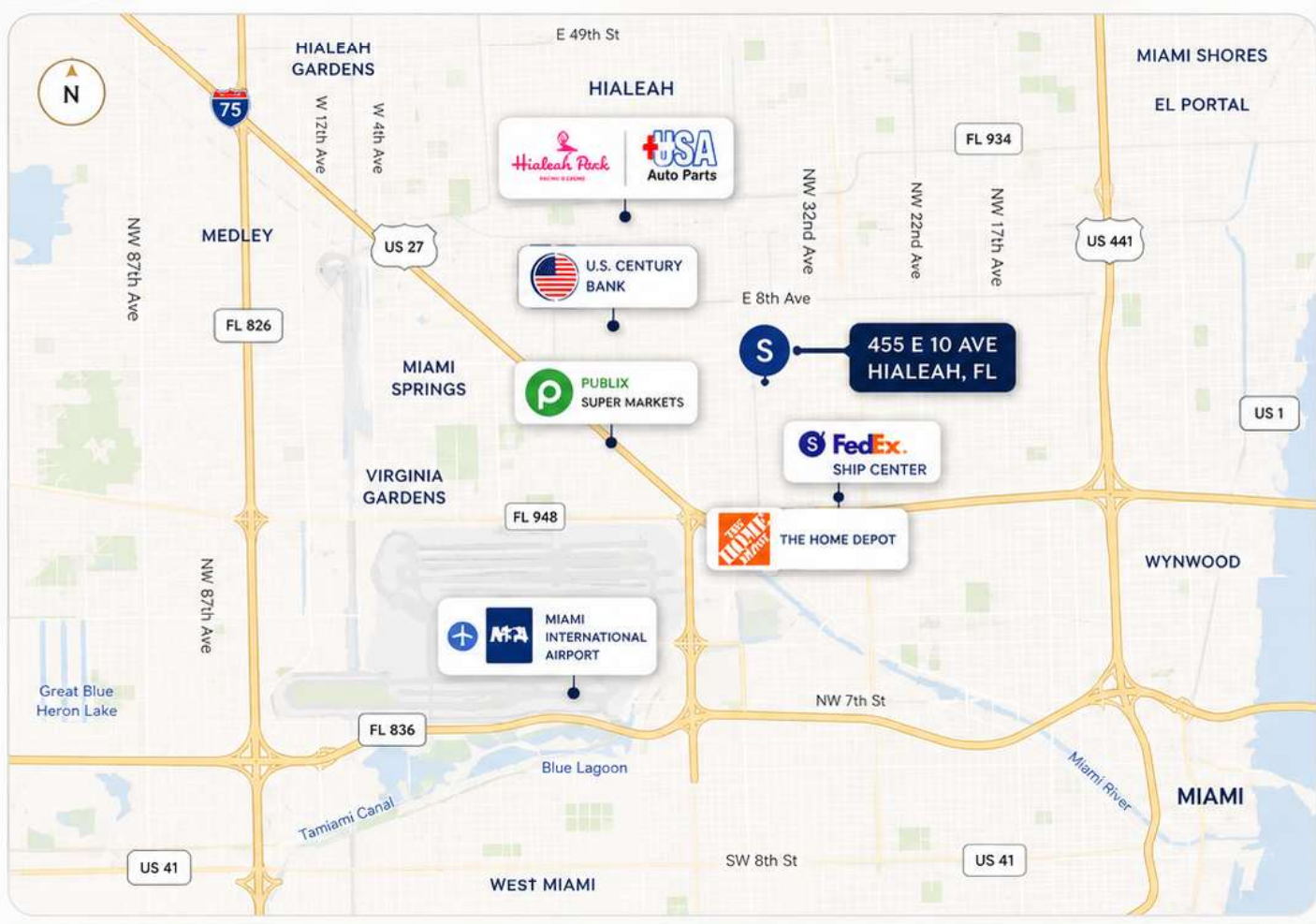
LAND SF (0.63 AC)

3

GRADE-LEVEL DOORS

CORNER LOT

Local Major Businesses



WHY NEARBY BUSINESSES MATTER

STRONG COMMERCIAL ECOSYSTEM
Major corporate, retail, and service tenants operate within minutes.

PROXIMITY TO MIA
Miami International Airport is just 3.39 miles away, supporting logistics and access to global markets.

ESTABLISHED RETAIL PRESENCE
National retailers and grocery anchors drive consistent consumer traffic.

LOGISTICS & DISTRIBUTION ADVANTAGE
Nearby FedEx facility and major corridors support last-mile and regional distribution.

LABOR & CUSTOMER ACCESS
Dense population and workforce in Hialeah and surrounding submarkets.

INFILL CENTRAL LOCATION
Strategically positioned within Miami-Dade's core industrial backbone with limited vacancy.

REGIONAL ACCESS

Logistics Access

DRIVE TIMES TO KEY DESTINATIONS

 **5 min** PALMETTO EXPRESSWAY (826)

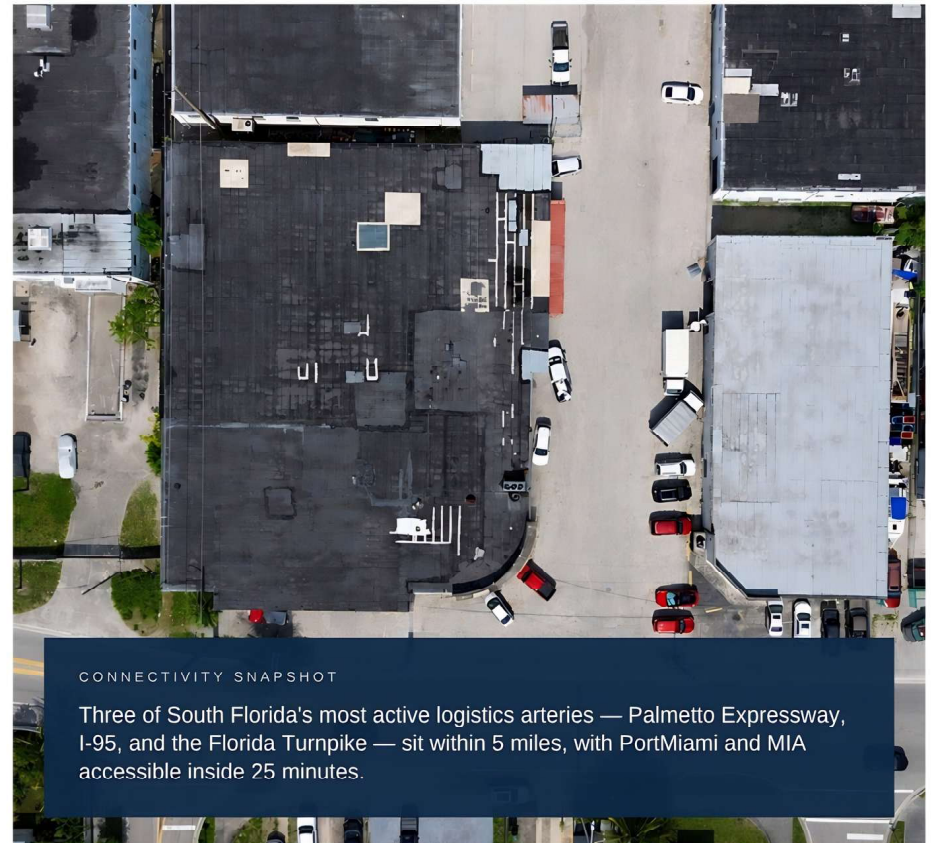
 **6 min** INTERSTATE 95

 **12 min** MIAMI INTL AIRPORT

 **18 min** OPA-LOCKA EXECUTIVE

 **25 min** PORTMIAMI

 **40 min** DOWNTOWN MIAMI



CONNECTIVITY SNAPSHOT

Three of South Florida's most active logistics arteries — Palmetto Expressway, I-95, and the Florida Turnpike — sit within 5 miles, with PortMiami and MIA accessible inside 25 minutes.

Exterior & Site Visibility



HIALEAH

INVESTMENT MOMENTUM

Recent capital deployment, policy initiatives, and major transactions reinforce Hialeah's position as one of Miami-Dade's most active and business-friendly markets.



 455 E 10 AVE, HIALEAH, FL 33010

01



\$43.3M
CONSTRUCTION LOAN
NEXUS LEAH
1140 E 25TH STREET

Ocean Bank provided a \$43.3 million construction loan to Development Alliance for Nexus Leah, an 189-unit apartment project near the Metrorail and Tri-Rail transfer station.

02



100 UNITS/ACRE
PROPOSED DENSITY BONUS
AFFORDABLE HOUSING INITIATIVE

Hialeah is considering a policy allowing up to 100 units per acre for qualifying mixed-income multifamily developments, supporting affordability and smart growth.

03



\$21.5M
ACQUISITION
FORD OF HIALEAH SITE
1200 W 49TH STREET

Auto dealer Luis Somoano acquired the longtime Ford of Hialeah site for \$21.5 million. The 5.7-acre property includes multiple buildings, including a two-story showroom, and was part of the historic Gus Machado dealership legacy.

04



\$84.7M
PORTFOLIO ACQUISITION
INDUSTRIAL PORTFOLIO
42 BUILDINGS / 396,135 SF

Basis Industrial purchased a 42-building, 396,135 SF small-bay warehouse portfolio in Hialeah for \$84.7 million as part of a nationwide expansion strategy.



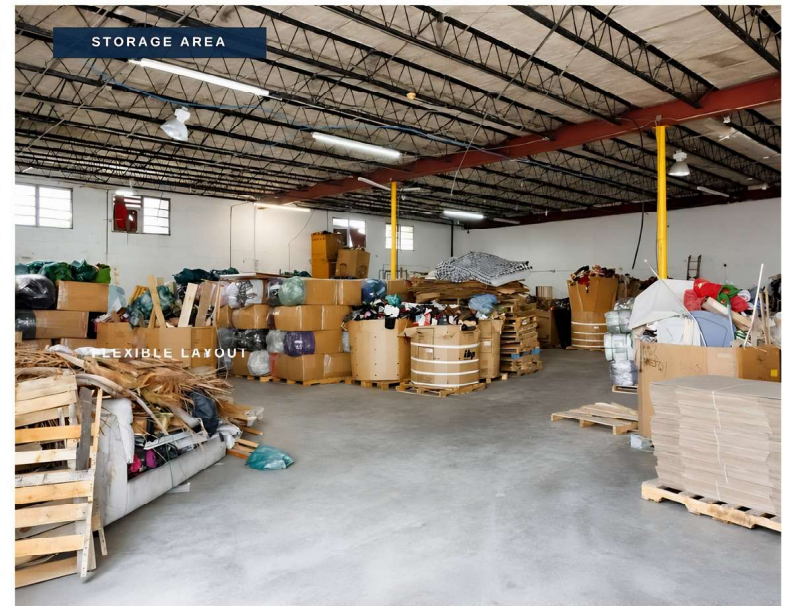
THE TAKEAWAY

Hialeah is attracting significant investment across multifamily, commercial, and industrial sectors. New housing construction, policy support for density and affordability, major commercial asset transactions, and institutional industrial acquisitions all signal a market with strong long-term growth fundamentals.



WAREHOUSE & OPERATIONAL SPACES

Property Interior



OPEN FLOOR PLAN

Functional column spacing supports varied operational layouts and storage configurations



HIGH CEILING

Bow-truss roof structure with clear height allowing for racking and stacked inventory



GRADE-LEVEL ACCESS

Three grade-level doors enable direct truck loading and operational throughput



40-YR CERTIFIED

Structural recertification completed — reduced near-term capital exposure for incoming ownership



INVESTMENT OPPORTUNITY

A rare industrial acquisition opportunity.

In one of Miami-Dade's most active infill markets, with strong connectivity to MIA, PortMiami, and the region's most active logistics arteries - priced near the low end of active asking comps.

EXCLUSIVELY MARKETING BY

Joseph Suarez

ESQ. BROKER · TRUSTPOINT REALTY LLC

- (305) 200-0348
- joey@trustpointrealty.com
- www.trustpointrealty.com



LICENSE #

3366522

This Offering Memorandum has been prepared by TrustPoint Realty LLC for informational purposes only. The information contained herein has been obtained from sources deemed reliable, but no representation or warranty, expressed or implied, is made as to the accuracy or completeness of the information. Prospective buyers should conduct their own independent investigation and verification of all matters relevant to their purchase decision. All financial projections and analyses are estimates only. This is not a securities offering, and no offer to sell or solicitation to buy real estate is being made hereunder. All information is subject to errors, omissions, prior sale, change in price, or withdrawal without