

FOR SALE

Industrial Lot Assemblage

4935 E 10th Ln
HIALEAH, FL 33013



EXECUTIVE SUMMARY

4935 EAST 10TH LN, HAILEAH, FLORIDA 33013

APEX Capital Realty is proud to present an exceptional industrial assemblage opportunity in the heart of Hialeah's prime industrial corridor. This offering includes three contiguous M1-zoned parcels totaling 23,100 Sq.Ft. of land, providing a rare chance to acquire a sizable footprint ideal for a wide range of industrial uses.

With dual street access from East 10th Avenue and East 11th Avenue, the property offers superior logistical flow, ideal for truck access, 18-wheeler maneuvering, and heavy-duty parking or storage. Whether you're looking to establish a logistics hub, expand warehousing operations, or secure a highly functional location for distribution or manufacturing, this property delivers unmatched flexibility and accessibility.

Situated just off East 49th Street and minutes from major highways and transit routes, this vacant industrial lot is strategically positioned to support growth, efficiency, and operational scalability. Delivered vacant and ready for development or immediate use.

Highlights

- **23,100 Sq.Ft. Industrial Lot:** Fully assembled M1-zoned site made up of three contiguous parcels, ideal for industrial users or developers.
- **Dual Street Access:** Frontage on E 10th Ave and E 11th Ave allows excellent flow for 18-wheelers, truck fleets, and equipment access.
- **Prime Hialeah Location:** Just off E 49th Street with quick connectivity to major highways, logistics hubs, and commercial districts.
- **Versatile Zoning:** M1 zoning supports a wide range of uses including logistics, manufacturing, storage, and distribution.

SELLER FINANCING AVAILABLE



PROPERTY DESCRIPTION

FOLIOS	3 properties
LOT SIZE	23,100 SF
BUILDING SIZE	4,972 SF
ZONING	M1 Industrial
NOI	\$90,000

PURCHASE PRICE

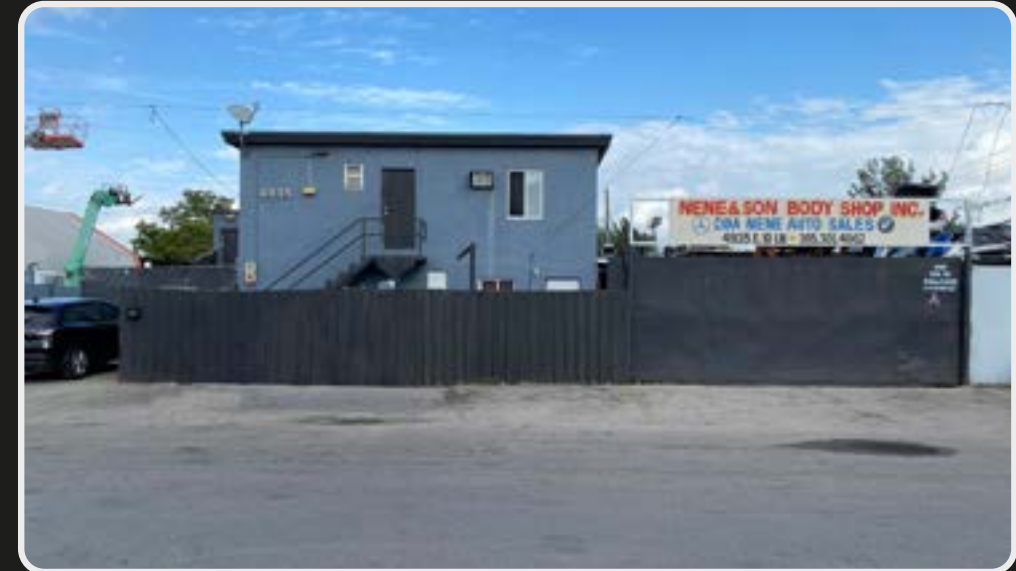
\$2,495,000



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DANILO AQUINO | 786 201-3020
DANILO@APEXCAPITALREALTY.COM

PROPERTY PHOTO



BIRD'S EYE VIEW

East 10th Ave

East 11th Ave

23,100 SF

East 49th St

East 49th St

ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



ADVISOR

DANILO AQUINO

COMMERCIAL ADVISOR

(786) 201-3020

DANILO@APEXCAPITALREALTY.COM