



**RETAIL/INDUSTRIAL SPACES FOR LEASE**

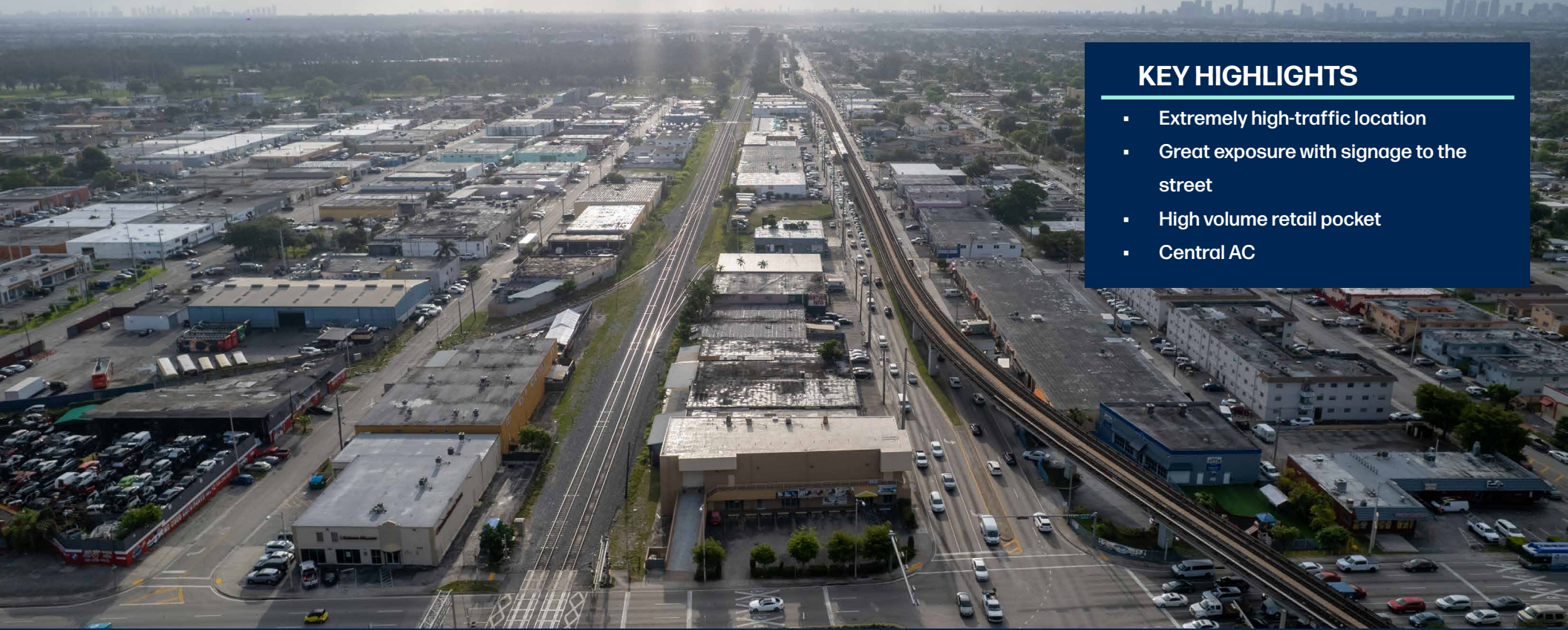


**2101 W 4TH AVE**  
**HIALEAH, FL 33141**

**Felipe Escobar**  
Commercial Advisor  
754 304 3129  
Felipe@apexcapitalrealty.com

**Adriano Salucci**  
Commercial Advisor  
305 308 9411  
Adriano@apexcapitalrealty.com





## KEY HIGHLIGHTS

- Extremely high-traffic location
- Great exposure with signage to the street
- High volume retail pocket
- Central AC

Apex Capital Realty is pleased to offer the opportunity to lease up a flex-industrial property located in the heart of Hialeah. 2101 W 4th Ave is on the corner of one of Hialeah's main arterial corridors that connects Red Road and West 21st street. This standalone building contains both retail on the ground floor and flex-industrial on the second floor. Each of the two floors contains 6,500 SF approx of leasable area for a total leasable area of 13,000 SF+-.

### ALLOWABLE USES

Retail, Warehouse, Manufacturing, Showroom, Wholesale, Restaurant, Mixed Use, Educational

<b>Leaseable Sqft:</b>	12,926 Sqft
<b>Power</b>	3 Phase
<b>Parking</b>	19 Parking Spaces
<b>Traffic Count</b>	56,000 ADT
<b>Ceiling Height</b>	14 ft (1st Floor) & 16 ft (2nd Floor)
<b>Roof</b>	New (2019)
<b>Bay Door</b>	4ft Dock
<b>Dimensions:</b>	129 X 134
<b>Price:</b>	<b>\$18 PSF NNN</b>



# SPACE BREAKDOWN

WAREHOUSE SPACE

RETAIL SPACE

2101

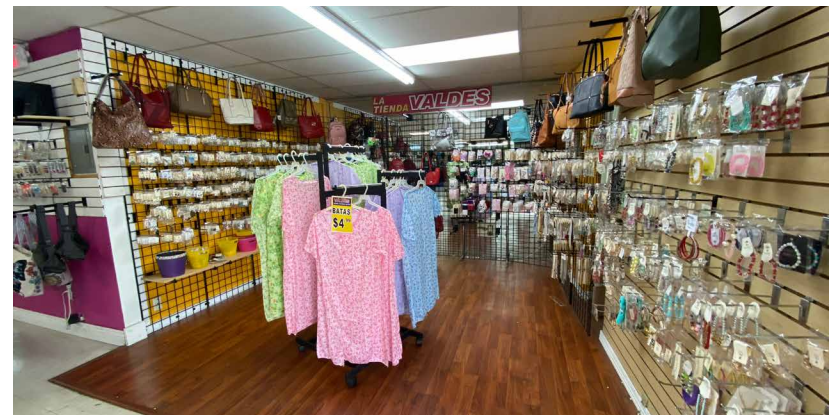
LAPTOPS USADAS VALDES REPARAMOS LAPTOPS  
05:888.4659 Abierto al Publico



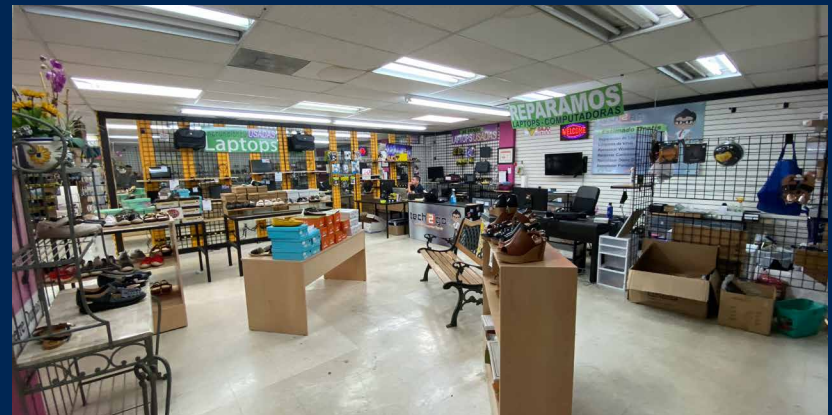
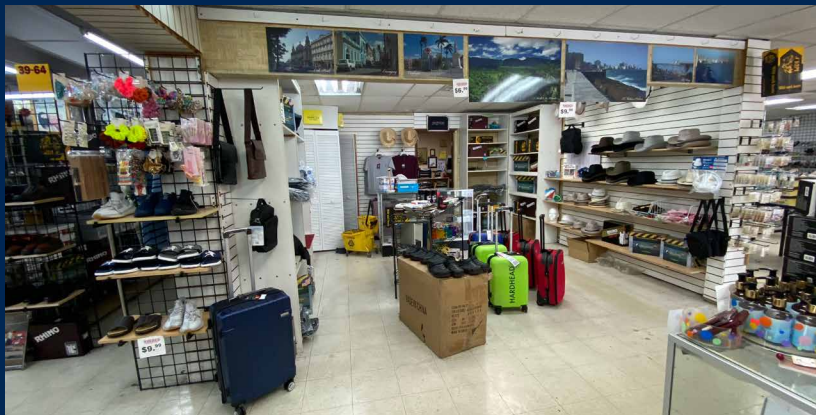
# RETAIL SPACE

6,500 SF+- of prime retail space on the first floor available for lease in the highly sought after Hialeah market. Located on the 4th avenue corridor - the property is easily accessible and in an advantageous position facing Red Rd. The property is surrounded by existing businesses, upcoming projects, and rapidly growing foot traffic. The property contains two bathrooms and a small office in the back. Inquire for more information.

- Approximately 6,500 Sqft
- 14 ft ceilings
- 4 restrooms
- Glass doorfronts
- 3 Phase Power



# RETAIL SPACE





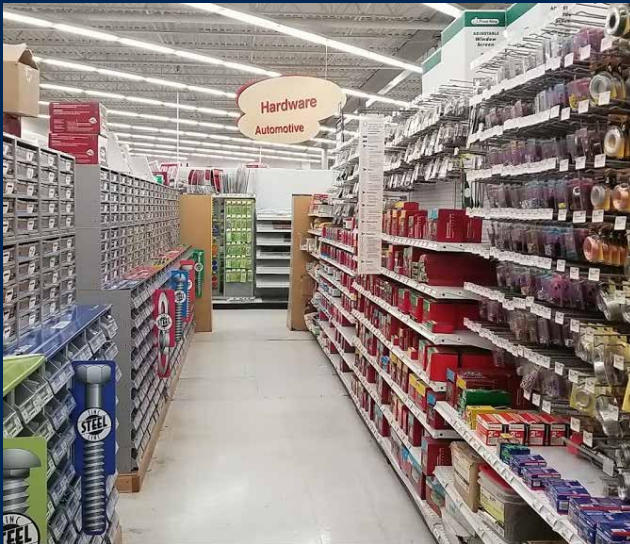
# INDUSTRIAL /WAREHOUSE

The warehouse located on the 2nd floor is 6,500 +/- SF with a unique drive up dock on the west side of the building for deliveries and pickups. The clear ceiling height is approximately 16 feet with several built out offices as well as an open floor space. The warehouse space also contains 1 bathroom and a unique 700+ SF mezzanine.

- Approximately 6,500 Sqft
- 16 ft ceilings
- 2 restrooms
- 2nd floor 4ft drive up dock
- 3 Phase Power



# RETAIL CONCEPTS



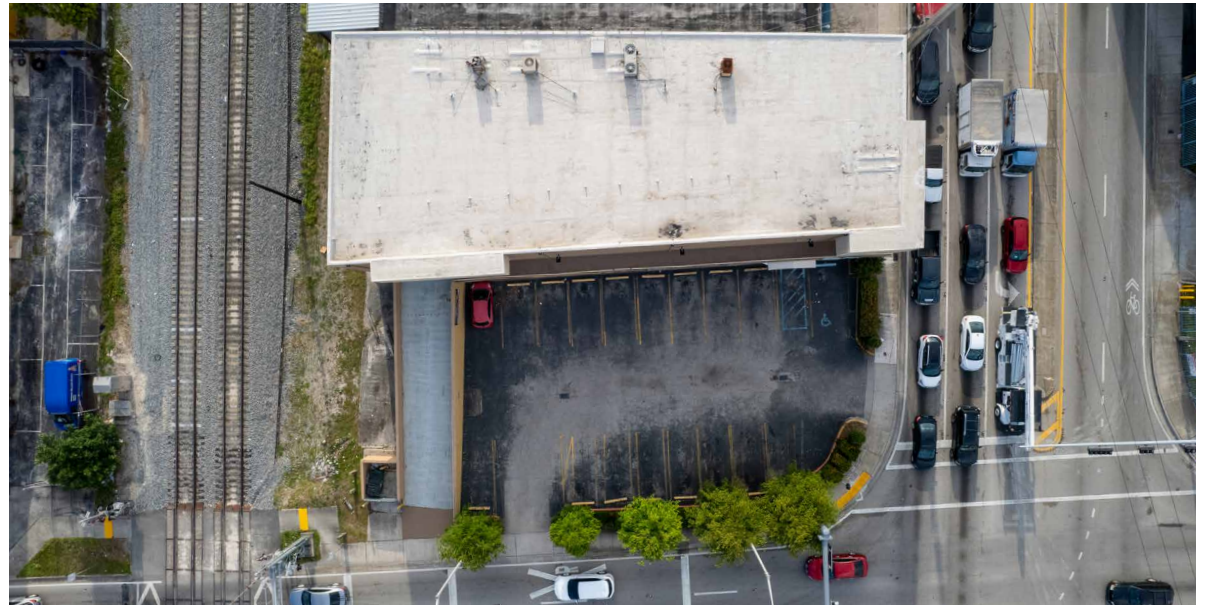


# WAREHOUSE SPACE CONCEPTS





# EXTERIOR IMAGES





# SITE DIMENSIONS

134'

129'

W 21 ST 27,000 AADT

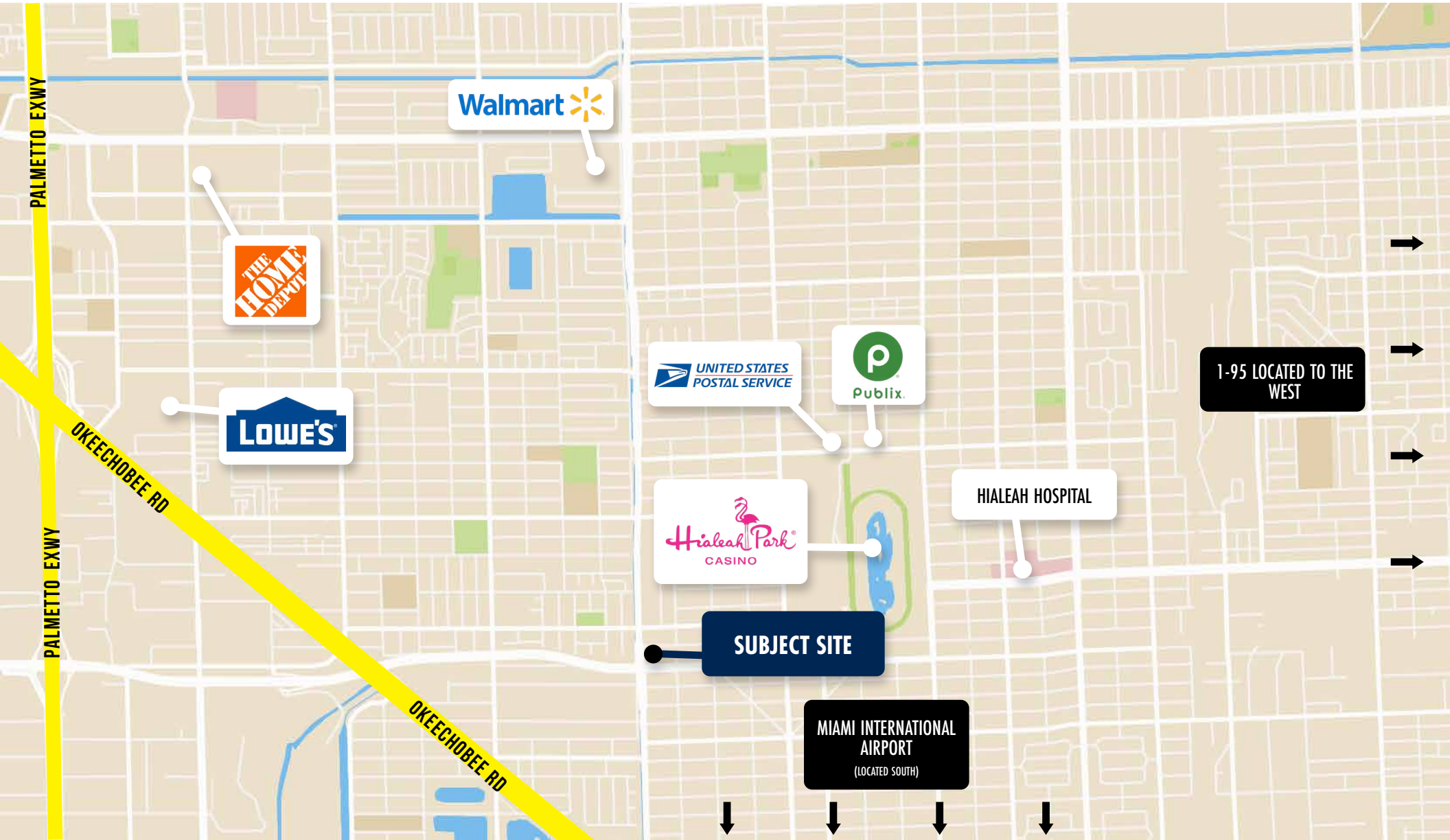
RED ROAD

30,000 AADT

RED ROAD



# AREA MAP





# KEY DISTANCES

## MIAMI INTERNATIONAL AIRPORT

4.7 Miles | 14 Mins Away

## PORT OF MIAMI

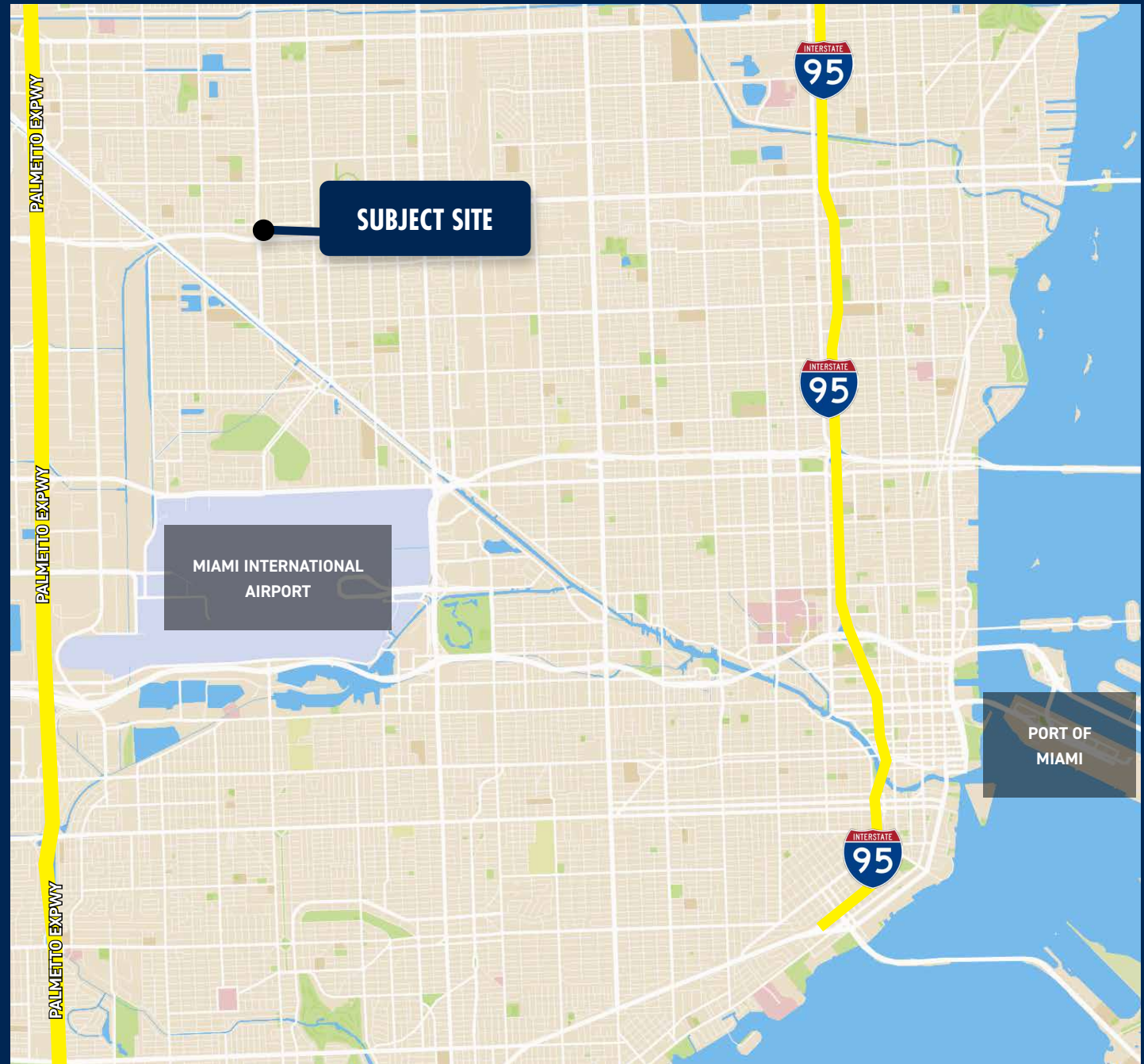
12 Miles | 22 Mins Away

## I-95

5.5 Miles | 21 Mins Away

## PALMETTO EXPWY

3.5 Miles | 11 Mins Away







# APEX

CAPITAL REALTY

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**305 570 2600**

**561 NE 79 ST SUITE 420**

**MIAMI, FL 33138**

**[WWW.APEXCAPITALREALTY.COM](http://WWW.APEXCAPITALREALTY.COM)**

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**FELIPE ESCOBAR**

COMMERCIAL ADVISOR

754 304 3129

[FELIPE@APEXCAPITALREALTY.COM](mailto:FELIPE@APEXCAPITALREALTY.COM)

**ADRIANO SALUCCI**

COMMERCIAL ADVISOR

305 308 9411

[ADRIANO@APEXCAPITALREALTY.COM](mailto:ADRIANO@APEXCAPITALREALTY.COM)