



**FOR SALE**

Industrial Vacant  
Lot/Development Opportunity

**2363 E 11<sup>th</sup> Ave**  
**HIALEAH, FL 33013**



# 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.



## ADVISORS

**DANILO AQUINO**

COMMERCIAL ADVISOR

(786) 201-3020

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

# PROPERTY DESCRIPTION

**2363 E 11<sup>TH</sup> AVE, HIALEAH, FL 33013**

Lot Size	13,537 sqft
Zoning	M-1 Industrial
Land Use	Industrial Vacant Lot
Lot Dimensions	90 ft x 150 ft
Price per sqft (Lot)	\$133/sqft
Sale Price	<b>\$1,600,000</b>

## HIGHLIGHTS

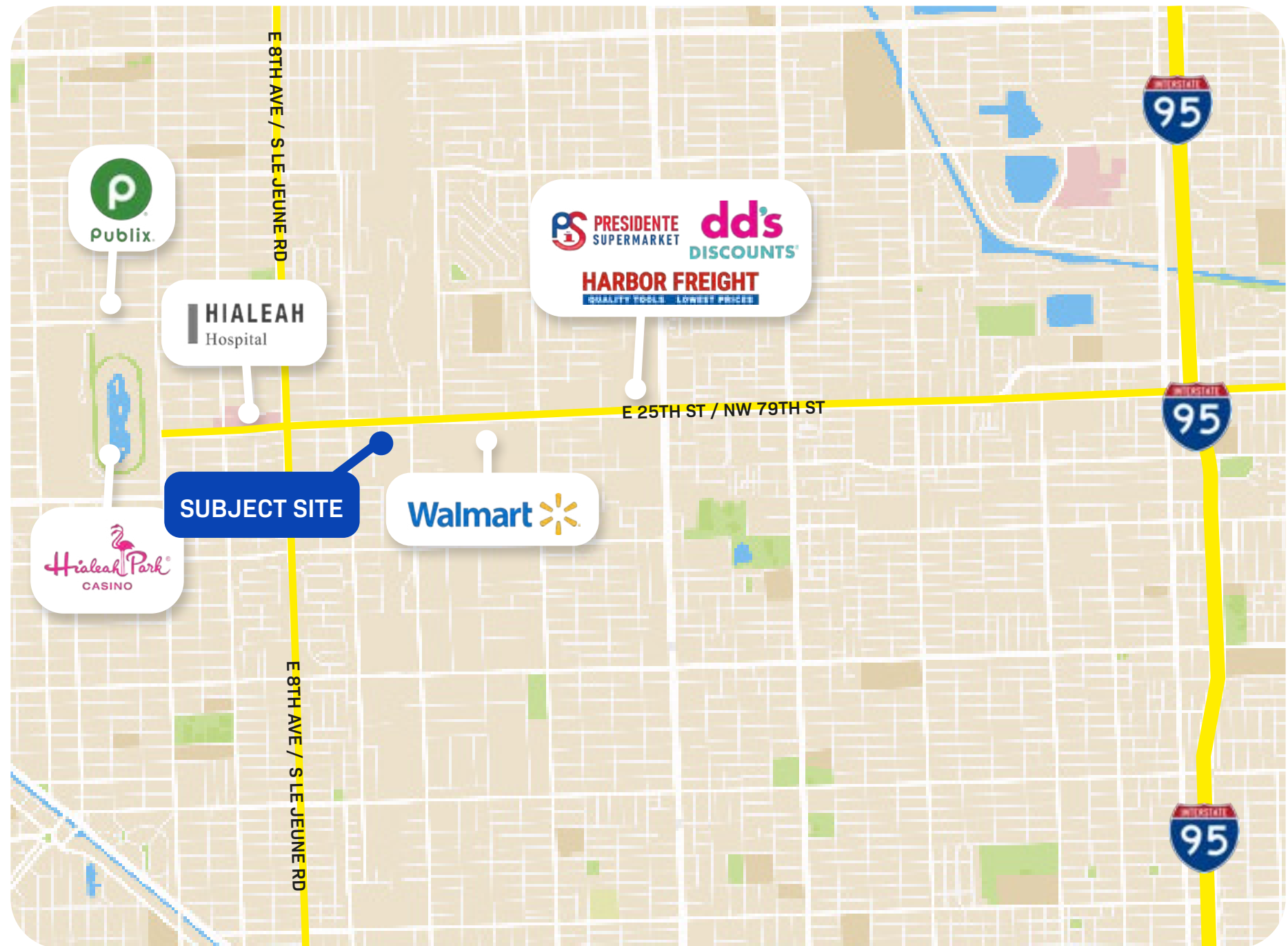
- **Allowable Uses:** construction, marine, automotive, trailers, heavy machinery, and more.
- **Convenient Location:** Strategically situated in Hialeah, FL, ensuring excellent accessibility and connectivity to key transportation routes.
- **Proximity to Major Highways:** Direct access to I-95 and the 826 expressway via East 25th Street/NW 79th Street, allowing for seamless transportation of goods and equipment.
- **Assemblage Opportunity:** This property can be combined with another listing for an assemblage totaling 38,000 sq. ft., suitable for a future multi-family development project.

APEX Capital Realty is proud to present an opportunity to purchase a vacant lot with M-1 Industrial zoning, allowing for a variety of uses. Ideal for an owner-operator in need of outdoor storage with versatile applications, including construction, marine, automotive, trailers, heavy machinery, and more. Conveniently and centrally located in Hialeah off East 25 Street, directly between I-95 and the 826 Expressway, providing easy accessibility.

\*\*(This property can be combined with another listing for an assemblage totaling 38,000 sq. ft., suitable for a future multi-family development project.)



# RETAIL MAP



# ASSEMBLAGE OVERVIEW

## HIALEAH TRI-RAIL DEVELOPMENT SITE 108 UNITS

#	Property Address	Use	Zoning	Bldg SF	Lot SF
1	1111 E 24 Street, Hialeah, FL 33013	Warehouse	M-1 Industrial	8,032	13,691
2	2363 E 11 Ave, Hialeah, FL 33013	Vacant Land	M-1 Industrial	0	13,537
3	1109 E 23 Street, Hialeah, FL 33013	Warehouse	M-1 Industrial	3,800	5,272
4	2305 E 11 Ave, Hialeah, FL 33013	Warehouse	M-1 Industrial	4,427	5,548
Total				16,259 SF	38,048 SF

**PRICE: UNDISCLOSED**

Approximately 108-unit development site available on 38,048 sq. ft. (85 ft x 450 ft) of M-1 Industrial land. This is an exceptional chance to acquire a parcel of this size, neighboring the Hialeah Tri-Rail Metro Transfer Station.

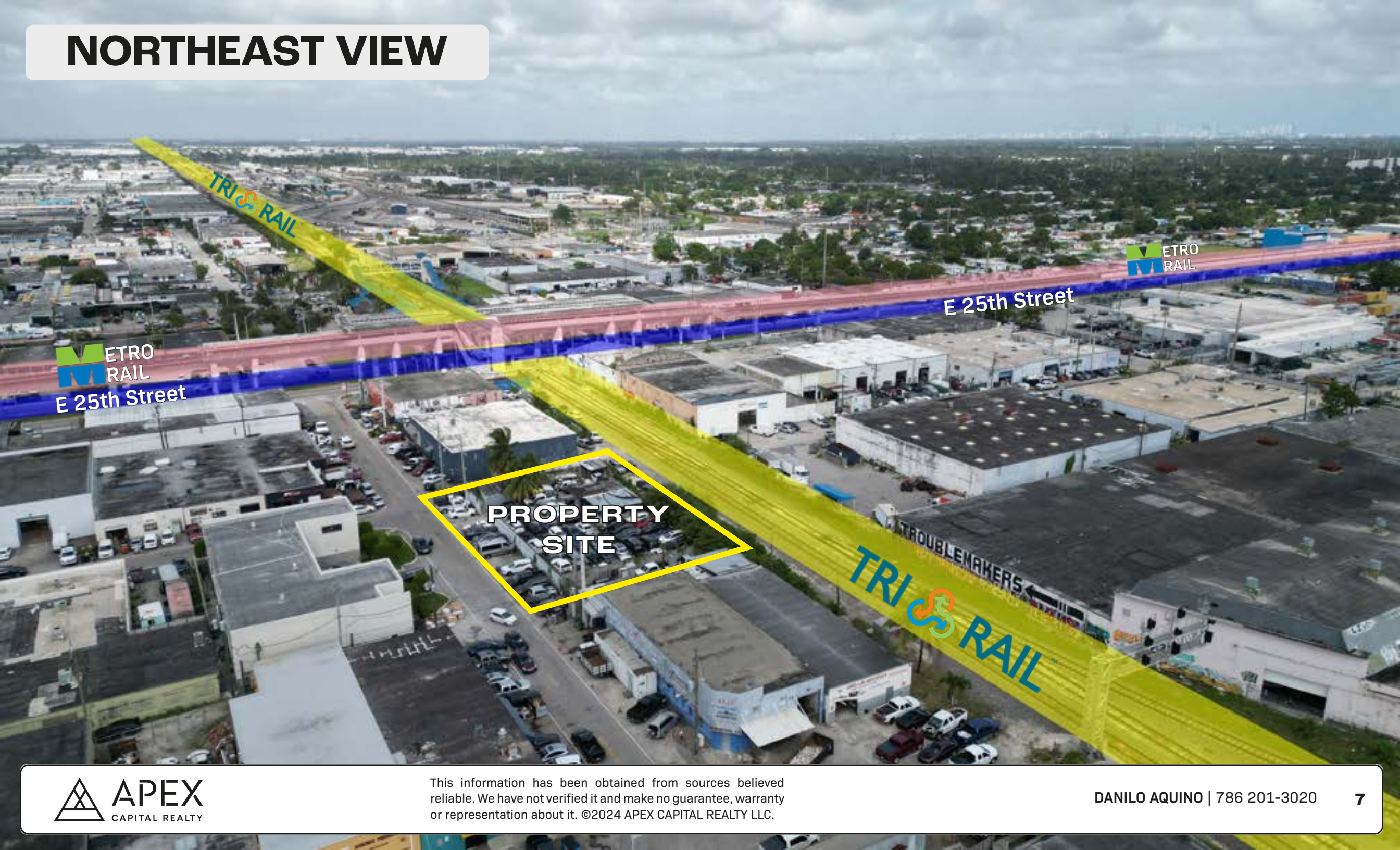
Due to its strategic proximity to mass transit and designation as a Transit-Oriented Development (TOD) overlay, this site offers the unique advantage of potential density increases and bonuses, as well as flexibility with parking requirements, allowing for up to 125 units per acre. (This property is also an excellent fit for the SB102 Live Local Act)



# SOUTH EAST VIEW



# NORTHEAST VIEW



**M**ETRO  
RAIL  
E 25th Street

E 25th Street

**M**ETRO  
RAIL

**PROPERTY  
SITE**

**TRI & RAIL**



**APEX**  
CAPITAL REALTY

**DANILO AQUINO**

COMMERCIAL ADVISOR

(786) 201-3020

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

561 NE 79 ST, Suite 420

Miami FL 33138

305 570 2600

[www.apexcapitalrealty.com](http://www.apexcapitalrealty.com)