



FOR SALE

Industrial Warehouse

4935 E 10th Ln
HIALEAH, FL 33013



EXECUTIVE SUMMARY

4935 EAST 10TH LN, HAILEAH, FLORIDA 33013

APEX Capital Realty is proud to present this exclusive industrial property located at 4935 E 10th Ln. This asset features two separate buildings, offering exceptional versatility for a range of industrial uses. Building 1 spans 2,591 Sq.Ft, while Building 2 offers 1,831 Sq.Ft, totaling 4,972 Sq.Ft of built space on a 7,700 Sq.Ft lot. Situated in a prime industrial corridor just off East 49th Street, this property is zoned M1 Industrial, making it ideal for various industrial applications, including owner-operator headquarters, logistics, manufacturing, distribution, storage, warehousing, and other specialized industrial operations.

The 40-Year Recertification has been completed, ensuring structural and electrical compliance. The property also generates a \$90,000 net operating income (NOI), offering a strong investment opportunity.

Can be delivered vacant

Highlights

- **Allowable Uses:** Automotive, Marine, Body-Shop, Manufacturing, Construction Storage and Food Preparation.
- **Prime Industrial Location:** Situated just off East 49th Street in a highly sought-after industrial corridor with excellent connectivity to major highways and logistics hubs.
- **Versatile M1 Zoning:** Ideal for a variety of industrial applications, including owner-operator headquarters, logistics, manufacturing, distribution, storage, and warehousing.
- **Strategic Accessibility:** Proximity to major commercial districts ensures streamlined operations and enhanced market reach.

This property can be combined with two additional neighboring parcels, totaling 15,400 SF of M1 industrial land, for a combined total of 23,100 SF



PROPERTY DESCRIPTION

FOLIO	04-2132-013-0250
LOT SIZE	7,700 SF
BUILDING SIZE	4,972 SF
ZONING	M1 Industrial
NOI	\$90,000

PURCHASE PRICE

\$1,300,000



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. ©2025 APEX CAPITAL REALTY LLC.

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

PROPERTY PHOTOS



BIRD'S EYE VIEW

East 10th Ave

East 11th Ave

7,700 SF

OFF MARKET
15,400 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