

FOR SALE

FOLIOS: 30-3121-012-0040
30-3121-012-0050

Hialeah Industrial Lot: Factory Town Entertainment District



OFFERING SUMMARY

Apex Capital Realty and MCG Realty Advisors are pleased to present an exceptional opportunity to acquire a 16,200 SF industrial lot in the rapidly expanding Factory Town Entertainment District.

Located in the heart of Hialeah's industrial sector, this strategically positioned parcel is perfect for investors and developers seeking to capitalize on the increasing demand for warehouses, logistics and industrial space in one of the more high-growth corridors in the region.

Located in one of Miami's emerging business hubs, this property provides unmatched connectivity with easy access to major highways, Miami International Airport, and key commercial districts. Whether you're looking to expand your operations or develop a customized workspace, this site offers the ideal foundation for long-term success.

Total Lot Size	16,200 SF
Zoning	IU-1 (Industrial)
Use	Warehouse/Industrial/Office

ASKING PRICE

\$2,600,000





PROPERTY HIGHLIGHTS

- **Prime Location:** Situated in the heart of the Factory Town Entertainment District, these parcels will benefit from the transformation of this area into a music and nightlife hub.
- **Flexible Development Potential:** Ideal for a variety of industrial and office applications, allowing for a customized build-to-suit opportunity.
- **Strategic Growth Area:** The Hialeah/Brownsville area is undergoing significant revitalization, making it an attractive destination for businesses and investors.
- **Excellent Accessibility:** The site benefits from proximity to major commercial centers and transportation networks. Strategically located near State Road 112 (1.5 miles), Interstate 95 (3 miles), and State Road 826 (5 miles), provides seamless connectivity for logistics, commuting, and transportation needs.



FACTORY TOWN ENTERTAINMENT DISTRICT

Factory Town is a massive open-air event venue in Miami that has quickly become a hotspot for electronic music, arts, and nightlife. Located in Hialeah, an industrial area just northwest of downtown Miami, Factory Town embraces its raw, warehouse-style aesthetic, offering a unique underground atmosphere that attracts music lovers from all over.

The venue is known for its large-scale electronic music events, often featuring world-renowned DJs and producers. It plays a crucial role in Miami's nightlife scene, especially during major events like Miami Music Week and Art Basel. With multiple stages, immersive lighting, and top-tier sound systems, Factory Town delivers an intense and unforgettable experience for attendees.

Beyond music, the venue also serves as a creative hub, hosting art installations, food vendors, and cultural pop-ups. This versatility has made it a favorite for large-scale productions and immersive experiences that go beyond just music.

CONTEXT MAP



HIALEAH PARK CASINO

2.3 Miles Away



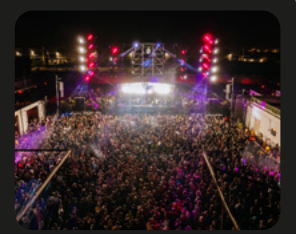
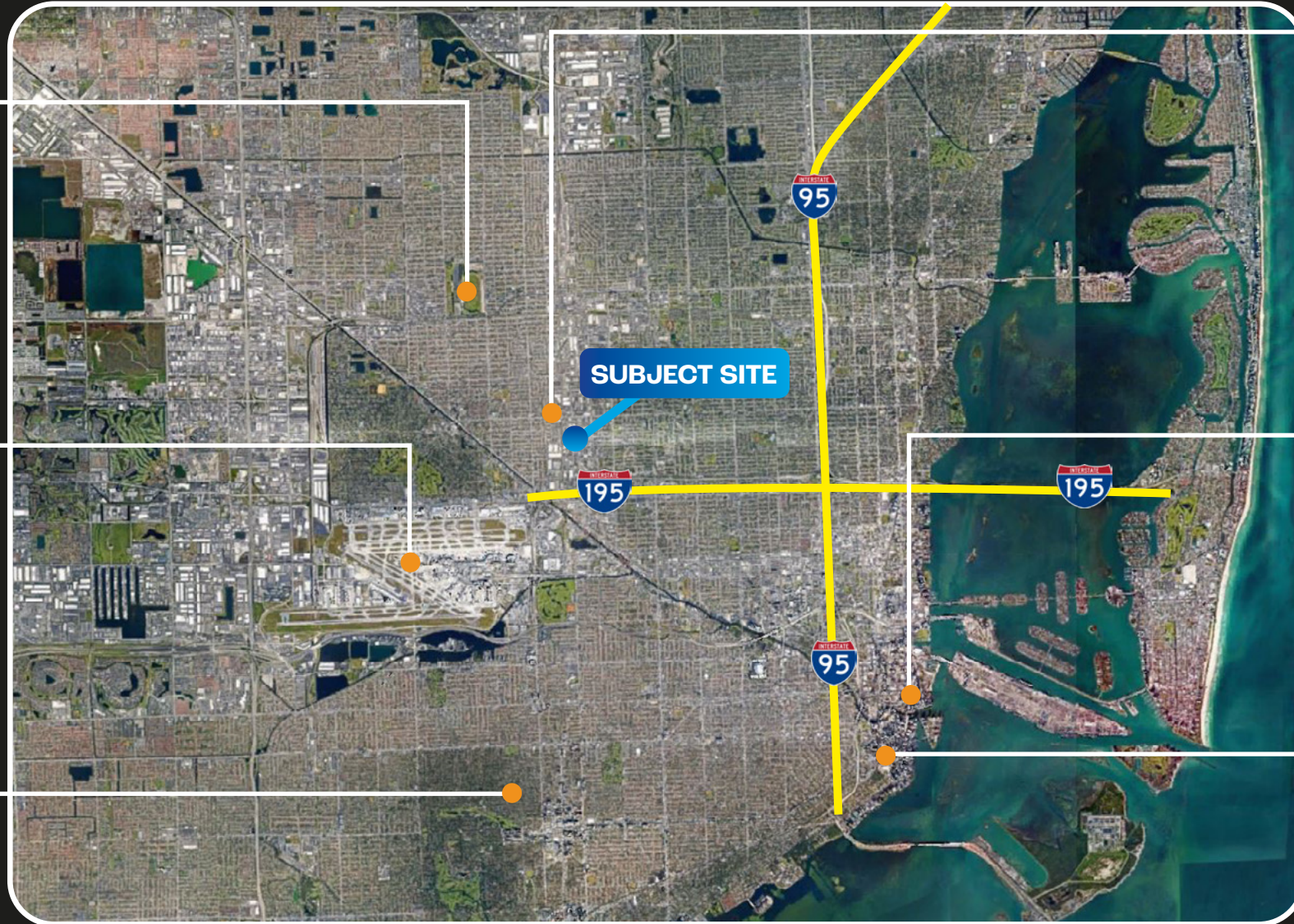
MIAMI INTERNATIONAL AIRPORT

2.35 Miles Away



CORAL GABLES

4.5 Miles Away



FACTORY TOWN

0.2 Mile Away



DOWNTOWN MIAMI

5 Miles Away



BRICKELL

1 Mile Away

AERIAL PHOTO



EAST VIEW



WEST VIEW



NORTH EAST VIEW



SOUTH VIEW



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.

ABOUT MCG REALTY ADVISORS

MCG Realty Advisors is a leading commercial real estate brokerage in South Florida, specializing in the acquisition of multifamily assets, land for development, industrial properties, and retail portfolios.

Known for its client-centered approach, MCG expertly guides its clients through the region's highly competitive and evolving commercial real estate market. MCG leverages market insight and deep local expertise to identify high-value opportunities that align with each client's investment objectives.



CONTACT US

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