

HIALEAH INDUSTRIAL

CAMPOS
COMMERCIAL
REAL ESTATE

SELLER FINANCING AVAILABLE

\$10,000,000

1000-1060 E 30TH ST HIALEAH, FL 33013



Building Type: Industrial



Price per SF: \$217



Total Building Size: 45,984 SF



Delivered vacant



Total Lot Size: 59,162 SF (1.36 Acres)



Power Supply: Phase 3



Zoning: M-1-Light INDUSTRIAL



Clear Ceiling Height: 13.5'



Year: 1957



Construction: Reinforced Concrete



E 10TH AVE

E 29TH ST

E 30TH ST

Executive Summary

Campos Commercial Real Estate is proud to present a rare industrial portfolio located at **1000-1060 E 30th Street in East Hialeah, Florida**. Situated in one of South Florida's most sought-after and supply-constrained industrial submarkets, this corner-site offering represents an exceptional opportunity for both investors and owner-users. With historically low vacancy rates (under 3%) and steady rent growth fueled by e-commerce and last-mile distribution, **prime industrial assets of this size and location are increasingly scarce.**

The portfolio consists of **two adjacent industrial buildings** totaling **45,984 SF** (35,984 SF and 10,000 SF) positioned on a **59,162 SF lot (1.36 acres)**. Zoned **M1 – Industrial**, the buildings were constructed of **reinforced concrete (1957)** and feature **15.5' floor-to-ceiling heights** with **13.5' clear heights**, allowing excellent functionality for a wide range of industrial uses. The property is equipped with **3-phase 1,200 AMP** power and benefits from **full sprinkler coverage across both buildings**. It has **recently passed inspections for sprinklers, fire, and elevator systems**, ensuring compliance and peace of mind for the next owner.

Delivered **vacant**, this asset is ready for immediate occupancy—ideal for an owner-user—or provides an investor with the ability to lease up quickly in a market where current rents **range between \$16.50 – \$18.25/SF NNN**, with strong upward pressure driven by robust tenant demand.

Strategic Location & Connectivity:

- Prominent **corner location** with excellent exposure and access.
- Minutes from **I-95, Okeechobee Road, and SR-826 Palmetto Expressway**.
- Exceptional proximity to **Miami International Airport, Port of Miami, and major logistics hubs**, perfectly suited for distribution and last-mile operations.

826-PALMETTO EXPRESSWAY

MIAMI LAKES



OPA-LOCKA AIRPORT



HIALEAH



E 25TH ST

NW 79TH ST

OKEECHOBEE RD

MIAMI SPRINGS

STATE RD 112



MIAMI INTERNATIONAL AIRPORT

NW 20TH ST

836 DOLPHIN EXPRESSWAY



I-95



I-95



Property Overview

- **Property Type:** Industrial – Light Manufacturing (M1)
- **Address:** 1000-1060 E 30th Street, Hialeah, FL 33013
- **Buildings:** 2 – Building #1 – **35,984 SF** / Building #2 – **10,000 SF**
- **Total Building Size:** 45,984 SF
- **Lot Size:** 59,162 SF (1.36 Acres)
- **Zoning:** M1 – Light Industrial District
- **Market Rent Range:** \$16.50 – \$18.25/SF NNN
- **Potential Gross Rent:** 45,984 SF × \$17.50/SF (midpoint) = \$804,720/year
- **Year Built:** 1957
- **Construction:** Reinforced Concrete
- **Clear Ceiling Height:** 13.5' – **Floor to Ceiling Height:** 15.5'
- **Power:** 3-Phase Electrical Service (1200 AMP)
- **Comprehensive Sprinkler Coverage:** The sprinkler system services all three buildings on site, providing enhanced safety and compliance.
- **Recently Passed Inspections:** The property has successfully passed inspections for sprinkler, fire, and elevator systems.
- **Status:** Delivered Vacant – Ideal for Owner-User or Investor





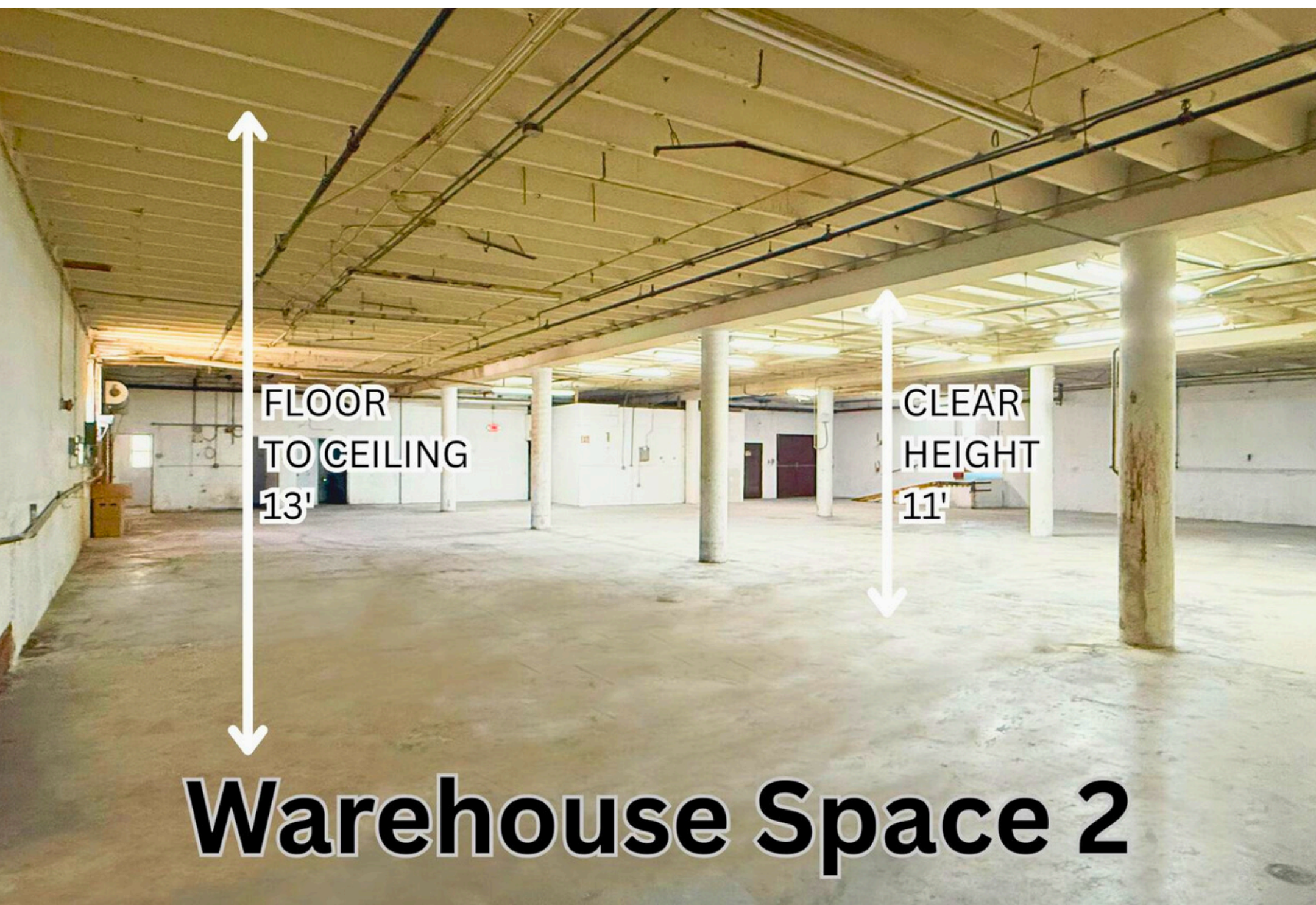




Warehouse Space 1



Warehouse Space 1









Warehouse - 2nd Floor



3 Phase Power



CLEAR
HEIGHT
11'

FLOOR TO
CEILING
13'



WEST CORNER



EAST CORNER

Investment Highlights

- **Corner Industrial Site:**

Highly visible corner location with dual frontage, excellent truck access, and efficient ingress/egress.

- **Size & Flexibility:**

45,984 SF across two contiguous buildings on 1.36 acres—perfect for a wide range of uses including warehousing, light manufacturing, distribution, or repositioning.

- **Vacant & Ready:**

Delivered vacant, providing immediate occupancy for an owner-user or the ability to re-tenant and stabilize for an investor.

- **Industrial Zoning (M1):**

Hialeah's M1 zoning allows light industrial, manufacturing, distribution, and a variety of ancillary commercial uses.

- **Solid Construction:**

Reinforced concrete buildings with 14' clear height and 3-phase power supply—designed for heavy duty operations.

- **Strategic Location:**

Just minutes from I-95, Okeechobee Rd, and SR-826 Palmetto Expressway. Excellent access to Miami International Airport, Port of Miami, and major logistics hubs.

- **High-Demand Industrial Submarket:**

Hialeah is one of South Florida's most sought-after industrial markets, with historically low vacancy and steady rent growth. Corner sites of this size are increasingly rare.

- **Future Redevelopment Potential:**

59,162 SF of land provides long-term optionality—future redevelopment for last-mile logistics, multitenant industrial, or even Live Local Act opportunities (subject to municipal approvals).

Market Context

- **Hialeah Industrial:** Among the tightest industrial markets in Miami-Dade, with vacancies under 3% and rising rents driven by e-commerce and last-mile demand.
- **Location Advantage:** E 30th Street connects quickly to East 8th Avenue and US-27, providing direct trucking routes throughout Miami-Dade and Broward.
- **Workforce Availability:** Hialeah's dense residential base offers a strong labor pool for manufacturing and distribution operations.

Property Details

- **Reinforced Concrete Block Construction**
- **Two Separate Buildings on One Site**
- **Ample On-Site Parking**
- **Wide Street Frontage for Signage/Access**
- **High Visibility in Established Industrial Corridor**

Potential Uses

- Owner-User Warehouse or Light Manufacturing
- Multi-Tenant Industrial Investment
- Distribution Center / Last-Mile Facility
- Value-Add Industrial Redevelopment
- Covered Land Play (future redevelopment under M1 or Live Local Act)







Pro-Forma / Value Context

Building Size: 45,984 SF

Market Rent Range: \$16.50 – \$18.25/SF NNN

Potential Gross Rent:

$45,984 \text{ SF} \times \$17.50/\text{SF (midpoint)} = \$804,720/\text{year}$

Operating Expenses (NNN basis): Typically passed through to tenants, leaving most rent as NOI.

Market Cap Rate Range: 5.5% – 6.5% (South Florida stabilized industrial)

Value Indication:

$\text{NOI} \approx \$804,720 \div 6.0\% = \text{\$13,412,000}$ (stabilized, fully leased scenario)

Covered Land Play Value (land basis):

$59,162 \text{ SF} \times \$80\text{--}\$100/\text{SF (Hialeah industrial land basis)} = \text{\$4.7M – \$5.9M}$ (as-is land value)

Sales Comparables (Hialeah Industrial)

Address	Lot SF	Building SF	Sale Price	\$/SF
4201 NW 37 CT	142,342 SF	101,464 SF	\$24,000,000	\$237/SF
3702 NW 82 ST	58,108 SF	39,576 SF	\$7,850,000	\$198/SF
1395 E 11 AVE	43,248 SF	30,666 SF	\$8,000,000	\$261/SF

👉 **Market Range:**

\$198 – \$261 per building SF for similar light industrial trades.

OVERVIEW

1000-1060 E 30th Street represents a rare opportunity to acquire a substantial **corner industrial property** in the heart of Hialeah's thriving industrial district. Spanning **45,984 SF** across two reinforced concrete buildings on **1.36 acres**, this asset combines immediate functionality with long-term upside. Delivered **vacant**, it is perfectly suited for an **owner-user** seeking a strategic headquarters or an **investor** looking to lease up in one of South Florida's most supply-constrained submarkets.

With **M1 light industrial zoning**, 13.5' clear heights, 3-phase power, and premier access to **I-95, SR-826, and major logistics hubs**, this site is positioned for sustained demand. The large corner lot also offers a compelling **covered land play** for future redevelopment or value-add strategies, benefitting from Hialeah's continued growth and strong market fundamentals.

In a market with sub-3% industrial vacancy and escalating rents, 1000-1060 E 30th Street stands out as a strategic acquisition poised to deliver lasting value.

Contact Exclusive Listing Agent:

Hamid Benk

contact@hamidbenk.com

786-599-2219

CAMPOS
COMMERCIAL
REAL ESTATE

⚠ Disclaimer

The information contained in this Preliminary Offering Memorandum is provided for general informational purposes only and is subject to change without notice. All figures, projections, development potential, and zoning interpretations are based on publicly available data and third-party sources believed to be reliable; however, Campos Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy, completeness, or current applicability of any information herein.

The seller has not provided any documentation or information to verify the details presented in this Offering Memorandum. As such, all data has been independently compiled and should not be relied upon without independent verification.

All prospective purchasers, developers, and agents are solely responsible for conducting their own due diligence, which should include, but is not limited to: verification of zoning and land use regulations, entitlement processes, building code compliance, construction and operating costs, market conditions, financial feasibility, and development timelines.

Campos Commercial Real Estate LLC and its affiliates shall not be held liable for any decisions made or actions taken based on the contents of this material. By reviewing this document, you acknowledge & accept this disclaimer in full.