



Miami Industrial Development

4800 NW 37th Avenue, Hialeah, FL 33142



Keith A. Darby, CCIM

(305) 859-1606

keith@riserealty.com

Miami Industrial Development

4800 NW 37th Avenue, Hialeah, FL 33142

Price: \$8,160,000

- 274,428 Sq. Ft. of Land (6.3 acres)
- 159,471 Sq. Ft. of Warehouse
- 136,000 Usable Square Feet of Warehouse
- 12'-18' Clear Ceiling Throughout
- Rail Served Potential
- Less than 1 mile to Hialeah Market Station
- Zoned: Light MFG Industrial and Food Processing
- High Power for Machinery



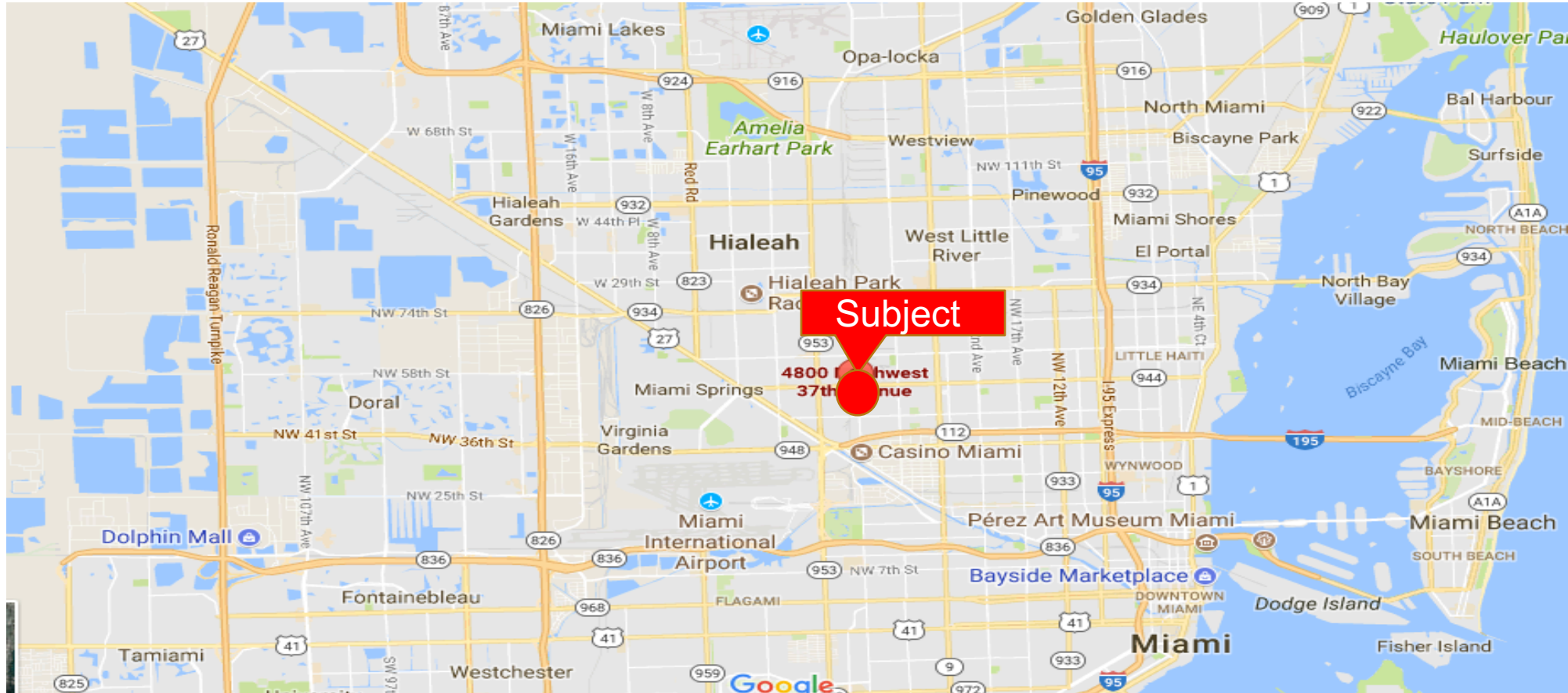
Keith A. Darby, CCIM

(305) 859-1606

keith@riserealty.com

Miami Industrial Development

4800 NW 37th Avenue, Hialeah, FL 33142



Keith A. Darby, CCIM

(305) 859-1606

keith@riserealty.com

East Hialeah Comparable Sales and Master Transportation Plan (LRMTP)

Comparable Sales

On January 31 2017, Aeroservicios' located on 3750 NW 49th St. sold their 2.6 acre, 75,000 sq. ft. industrial building for \$3,125,000 or \$41.67 per sq. ft.

On June 15 2017, Lincoln Property Company bought 20.5 acres or 506,300 sq. ft. of industrial building located at 725 SE 9th Court. Lincoln Property Company paid \$27,380,155 or approximately \$54 per sq. ft. Their plan is to develop approximately 400,000 sq. ft. of class A industrial product.

MDX 2040 Long Range Master Transportation Plan (LRMTP)

SR 112 On-Off Ramp at NW 37th Avenue

This project would propose a west-bound exit ramp at SR 112 and NW 37th Avenue and an east-bound on ramp. With the planned crossing of NW 37th Avenue at the Miami River, this project will provide direct access from SR 112 to the Miami Intermodal Center and surrounding development plans.



Keith A. Darby, CCIM

(305) 859-1606

keith@riserealty.com

2017 CIASF Industrial Market Report

Sales Market-Hialeah

Year	# Bldgs.	Total SF	Avg Bldg. SF	Median SF	Avg Year Blt	Total Sales	\$/SF	Median \$/SF
2016	14	407,534	29,110	19,584	1964	\$30,257,000	\$74.24	\$74.93
2015	27	1,751,298	64,863	23,484	1969	\$121,749,900	\$69.52	\$50.11
2014	37	792,822	21,428		1965	\$42,431,200	\$53.52	
2013	25	1,259,153	50,366		1968	\$62,508,200	\$49.64	
2012	11	353,909	32,200		1976	\$15,185,000	\$42.91	
2011	19	804,204	42,300		1970	\$28,916,670	\$35.96	
2010	23	457,435	19,900		1968	\$19,330,000	\$42.26	
2009	15	408,222	27,200			\$23,955,000	\$58.68	
2008	16	482,684	30,200			\$35,145,000	\$72.81	
2007	39	1,095,789	28,100			\$81,200,200	\$74.10	
2006	26	1,916,000	73,700			\$135,484,000	\$70.71	
2005	47	937,000	19,900			\$48,879,000	\$52.17	
2004	45	1,810,000	40,200			\$80,860,000	\$44.67	
2003	40	1,430,000	35,800			\$58,170,000	\$40.68	



Keith A. Darby, CCIM

(305) 859-1606

keith@riserealty.com

2017 CIASF Industrial Market Report

Rental Market-Hialeah

Year	# of Spaces	Total SF	Avg SF	Range	Vacancy Rate
2017	22	576,320	26,196	\$7-\$9	2.5%
2016	29	999,353	34,460	\$5-\$11	6.0%
2015	31	1,031,772	33,283	\$4.75-\$6.5	6.0%
2014	49	1,492,464	30,458	\$4.5-\$9	6.5%
2013	46	1,242,511	27,011	\$4-\$9.5	6.5%
2012	69	1,656,916	24,013	\$3-\$4.5	15.0%
2011	244	4,381,731	17,958	\$3-\$4.5	17.5%
2010	167	4,282,504	25,644	\$3-\$5	19.0%
2009	91	3,703,431	40,697	\$4-\$5.5	12.5%
2008	59	2,178,381	36,922	\$8-\$9	10.0%
2007	17	1,703,074	100,181	\$5.5-\$8.5	6.0%



Keith A. Darby, CCIM

(305) 859-1606

keith@riserealty.com

DISCLAIMER

This document is being furnished to the recipient exclusively for the recipient's own use and convenience. It is the responsibility of the recipient to assure itself that the information contained herein is accurate and complete. Any reliance on the contents shall be solely at the recipients own risk. This document being produced to the recipient without any warranty or representation of any kind or nature, express or implied, as to its content, its suitability for any purpose, its accuracy, veracity or completeness. As a cushion for the potential buyer please consult a CPA or attorney before signing any agreement to this offer.

Obtain a clearance before signing any document. Rise Realty expressly reserves the right at its sole discretion to reject any or all offers of the property and to terminate discussion with any party at any time with or without notice.

Please review the above information. If you send an offer or have a question, please via email at info@RiseRealty.com



Keith A. Darby, CCIM

(305) 859-1606

keith@riserealty.com