



FOR SALE

4430 E 10TH LANE

Hialeah, Florida

Fully occupied three-bay automotive industrial opportunity

\$3,323,250

\$350/SF | 9,495 SF

100% OCCUPIED



ALEJO AGUIRRE SARAVIA | BROKER ASSOCIATE



Income today. Flexibility tomorrow.



The offering combines current income from three active leases with a short-duration lease profile that may support phased owner-user occupancy or repositioning.

Three street-facing industrial bays
100% occupied

Three leases / two tenant groups
Current automotive-oriented occupancy

9,495 SF

TOTAL BUILDING AREA

12,000 SF

LOT AREA

\$3.323M

ASKING PRICE



Built for practical automotive-industrial use



Representative warehouse interior - Suite 4430



Representative improved office - Suite 4430

16' clear height

Three 12' x 12' grade-level doors

Three separate street-facing office Warehouse entrances

Fully renovated functional offices and restrooms in two Suites

Roof fully repaired/recovered in 2022

40+10-year recertification completed

Existing automotive use and any related licenses or approvals are not represented as transferable.



Two paths to value from one occupied asset

The current lease structure supports immediate income while preserving optionality for a buyer with a longer-term operating plan.

FOR THE INVESTOR

\$210,660

Annualized scheduled charges

- 100% occupied at the rent roll date
- Three active lease agreements
- Two tenant groups
- Opportunity to evaluate future mark-to-market potential

FOR THE OWNER-USER

Near-term

Potential occupancy flexibility

- One lease expires August 31, 2026
- Two leases extend through 2027
- Three separately accessed bays may support phased occupancy
- Any occupancy remains subject to leases, tenant rights and applicable approvals

Approx. 1.0-year weighted average lease term as of 06/30/2026.



Lease profile creates near-term flexibility

100%

OCCUPANCY

\$17,555

MONTHLY SCHEDULED CHARGES

\$22.19/SF/YR

AVG. SCHEDULED CHARGES

LEASE	MONTHLY SCHEDULED CHARGES	LEASE EXPIRATION	POSITIONING
Lease 1	\$5,985	October 31, 2027	Income in place
Lease 2	\$5,985	December 15, 2027	Income in place
Lease 3	\$5,585	August 31, 2026	Near-term flexibility
TOTAL	\$17,555	-	100% occupied

Financial information is based on the rent roll dated 06/30/2026. Scheduled charges may include amounts other than base rent. Prospective purchasers should independently verify all lease and financial information.

No cap rate is presented because operating expenses have not been provided.



4430 E 10TH LANE

A flexible industrial offering in Hialeah



Roof recovered in 2022, per ownership



Representative warehouse - Suite 4430



Street-facing bay access



EXCLUSIVELY OFFERED BY

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Information has been obtained from sources believed reliable but has not been independently verified. Prospective purchasers should verify all information, including square footage, leases, zoning, use, licensing, approvals, environmental matters and property condition. Existing automotive use or approvals are not represented as transferable. The offering is subject to errors, omissions, prior sale, withdrawal or modification without notice.