



**2202 W 78th St
Hialeah, FL 33016**

Sale Price

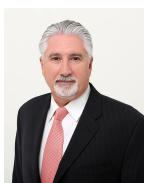
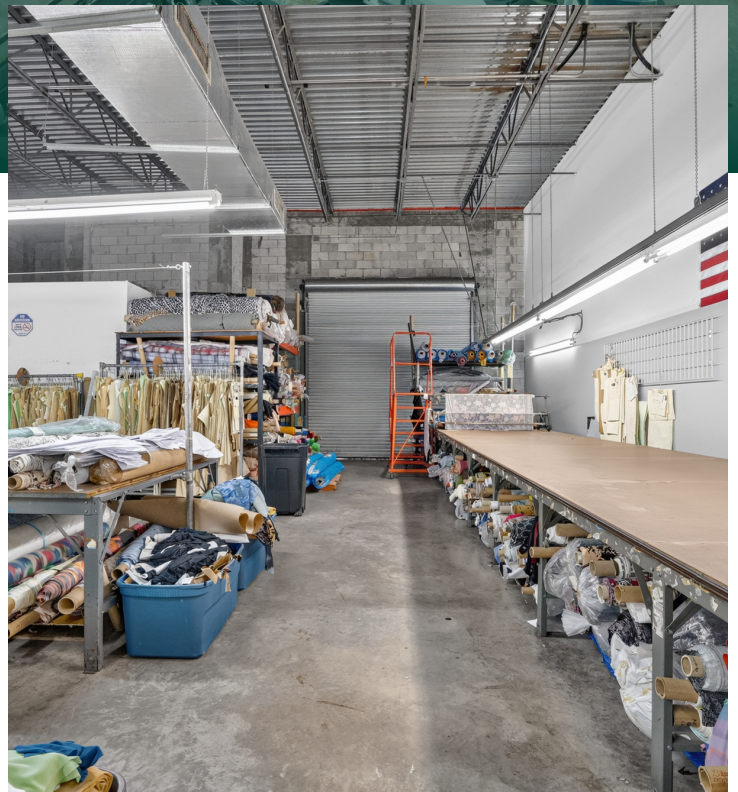
\$ 2,895,000

Offered for Sale at \$2,895,000.

The property is presently occupied by Petit Pois by Viviana G, an established Miami-based designer and manufacturer of women's contemporary apparel. The facility supports the company's design, production, warehousing, distribution and administrative operations.

The sale of the Fashion Brand is confidential and would require a Non Disclosure agreement to be executed.

The business sale is in separate from the building sale. The business will relocate and the building can be delivered vacant. The current tenant could lease back for a short period.



David Joseph

Commercial Sales

Director

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An excellent opportunity to acquire a freestanding industrial property in Hialeah's highly sought-after warehouse and manufacturing district. Located at 2202 W. 78th Street, the property features an approximately 5,994-square-foot industrial building situated on approximately 0.30 acres within the established Terranova Industrial Park.

The building offers a functional combination of warehouse, production and office space, providing flexibility for an owner-user, expanding business or investor. Its practical industrial configuration can accommodate a variety of operations, including warehousing, distribution, light manufacturing, assembly and related commercial uses, subject to zoning approval.

The property benefits from a strategic central location with convenient access to Palmetto Expressway (SR 826), I-75, Gratigny Parkway and Florida's Turnpike, providing efficient connectivity throughout Miami-Dade and Broward counties. Miami International Airport and the region's major commercial and transportation centers are also within convenient driving distance.

With limited availability of freestanding industrial buildings in Hialeah, this property presents a compelling opportunity for a buyer seeking ownership, operational control and long-term appreciation in one of South Florida's most active industrial markets.



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Property Description

Location Description

2202 W. 78th Street is strategically located within the established West Hialeah industrial submarket in northwest Miami-Dade County. The surrounding area includes a dense concentration of warehouse, distribution, light-manufacturing, service-commercial and contractor-related businesses, making it well suited for an owner-user, investor or industrial occupant seeking a central South Florida location.

The property benefits from convenient access to several of the region's primary transportation corridors, including the Palmetto Expressway/SR 826, Interstate 75, Gratigny Parkway/SR 924 and Florida's Turnpike. Nearby industrial listings similarly emphasize the area's connectivity to these major highways, providing efficient access throughout Miami-Dade and Broward counties.

The location is approximately 4.9 miles from Miami International Airport, with the property record reporting an estimated drive time of approximately 19 minutes under normal conditions. The Palmetto Metrorail station is approximately 4.2 miles away.

The property is situated near the W. 78th Street/W. 20th Avenue industrial corridor, an active commercial area occupied by warehouses, wholesalers, distributors and specialty-service businesses. Nearby companies along W. 78th Street include automotive-parts and chemical-product businesses, illustrating the corridor's established industrial character.

Site Description

The property is located at 2202 W. 78th Street, Hialeah, Florida 33016, within the established Terranova Industrial Park. The site contains approximately 12,857 square feet of land, or 0.30 acre, and is improved with an approximately 5,994-square-foot freestanding industrial warehouse building, with Mezzanine.

The parcel offers a functional industrial configuration suitable for owner-users, warehouse operators, distributors, light manufacturers and service-commercial businesses, subject to zoning and municipal approval.



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Property Description

Location Description

Site Description

The site is positioned along W. 78th Street within a developed industrial corridor characterized by warehouse, manufacturing, distribution and commercial-service properties.

The property benefits from direct street access, a relatively level site and convenient circulation for employee, customer and delivery vehicles. Its location provides efficient connectivity to major regional transportation routes, including the Palmetto Expressway, Interstate 75, Gratigny Parkway and Florida's Turnpike.

Exterior Description

The property is improved with a freestanding, single-story industrial warehouse building containing approximately 5,994 square feet on an approximately 0.30-acre lot. The building features durable concrete-block/masonry construction, a painted exterior finish and a low-profile commercial roof. Its functional industrial design includes warehouse access, a separate pedestrian entrance and areas suitable for loading, deliveries and vehicle circulation.

The site is served by a paved surface area providing on-site parking and access to the building. The property fronts W. 78th Street near W. 22nd Avenue within the established Terranova Industrial Park. The exterior reflects a practical light-industrial configuration suitable for warehousing, distribution, light manufacturing or an owner-user business.



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Property Description

Location Description

Light Industrial - with second floor offices

Showroom - Workrooms - Storage - Loft Space

Interior Description

The interior is configured for industrial warehouse and business operations, offering a functional combination of warehouse, production and office areas. The warehouse provides an open work and storage environment suitable for inventory, distribution, light manufacturing or assembly uses. The space is supported by grade-level loading access for receiving and shipping.

The office component provides space for administrative operations, customer reception and private work areas. Additional improvements may include restrooms, utility areas, lighting and air-conditioned office space.

Parking Description

Surface parking for 8 vehicles

Utilities Description

2-200 amp electrical panels

Construction Description

The property is improved with a freestanding, single-story industrial warehouse building containing approximately 5,994 square feet. The structure features concrete-block/masonry construction on a reinforced concrete slab foundation, with a painted exterior finish and a low-slope commercial roof system.



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Offering Summary

Sale Price:	\$2,895,000
Number of Units:	Can be one unit or two
Lot Size:	11,875 SF
Building Size:	5,994 SF
NOI: Based on an investor purchase	\$167,275.00
Cap Rate: If leased	5.78%

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	267	1,759	9,261
Total Population	778	4,897	27,537
Average HH Income	\$72,465	\$75,529	\$83,852



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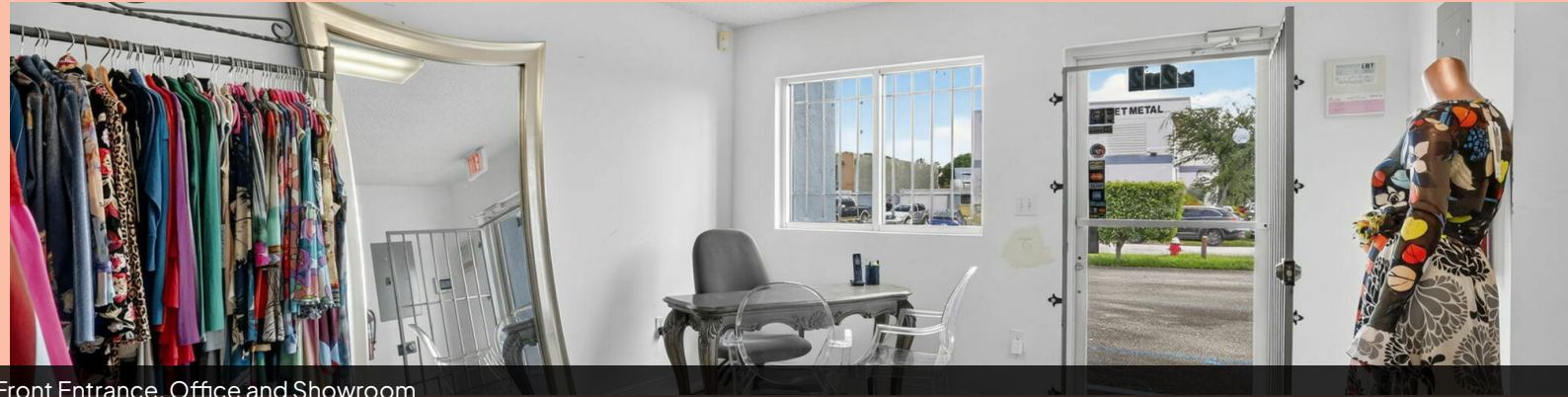
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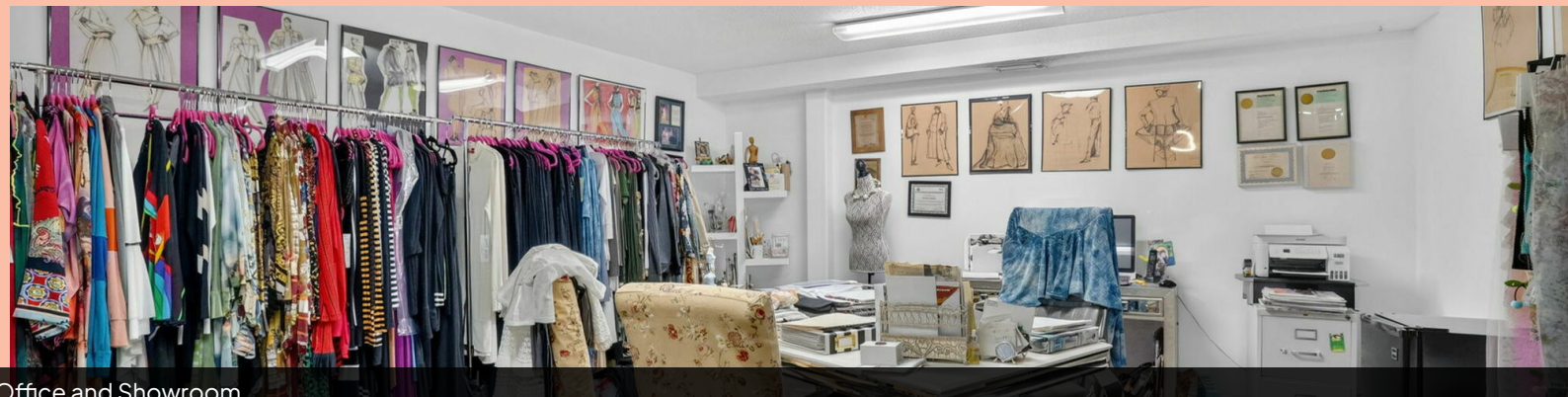
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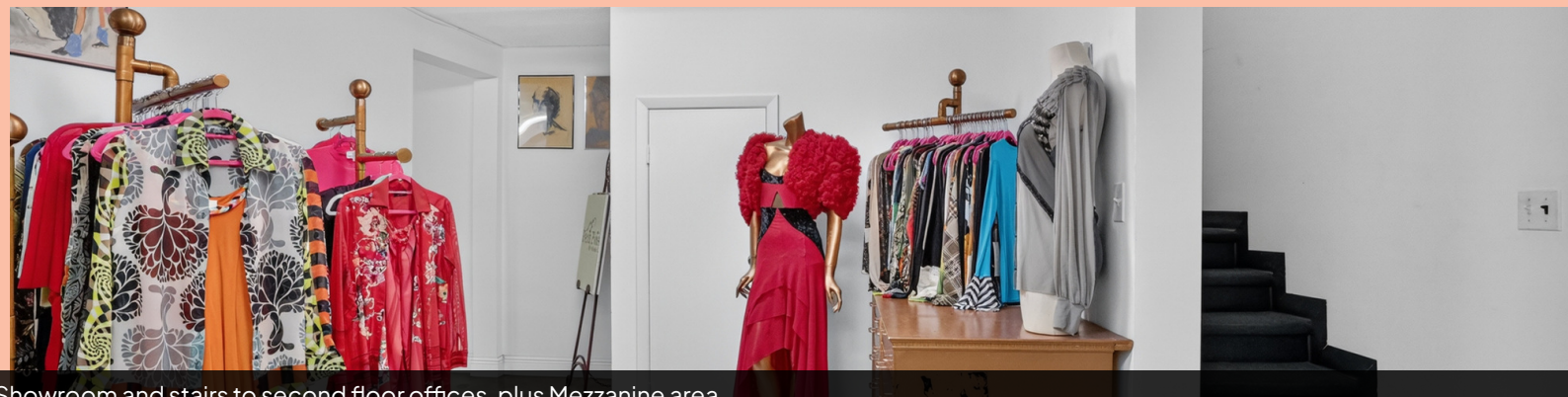
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Front Entrance, Office and Showroom



Office and Showroom



Showroom and stairs to second floor offices, plus Mezzanine area



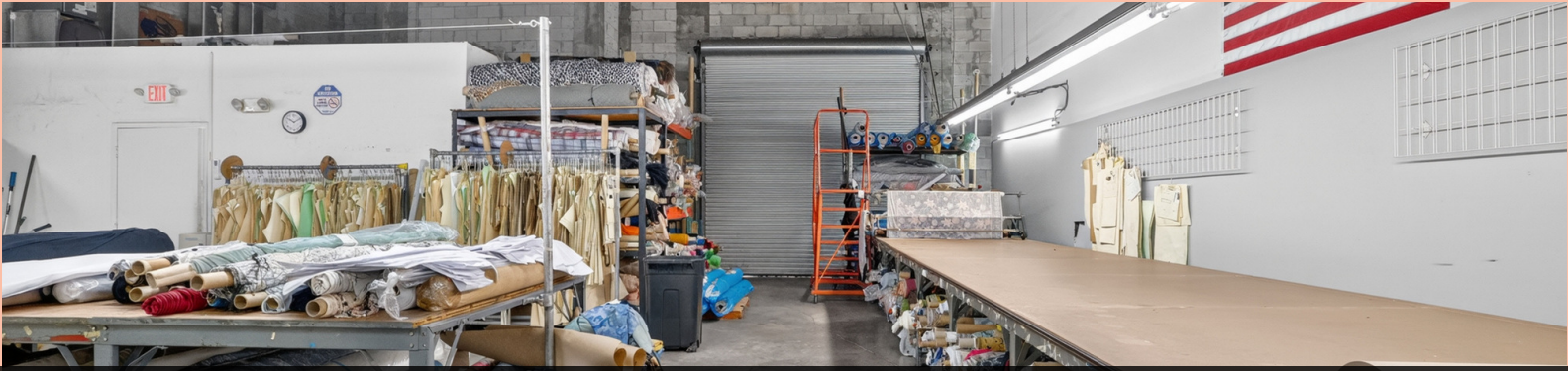
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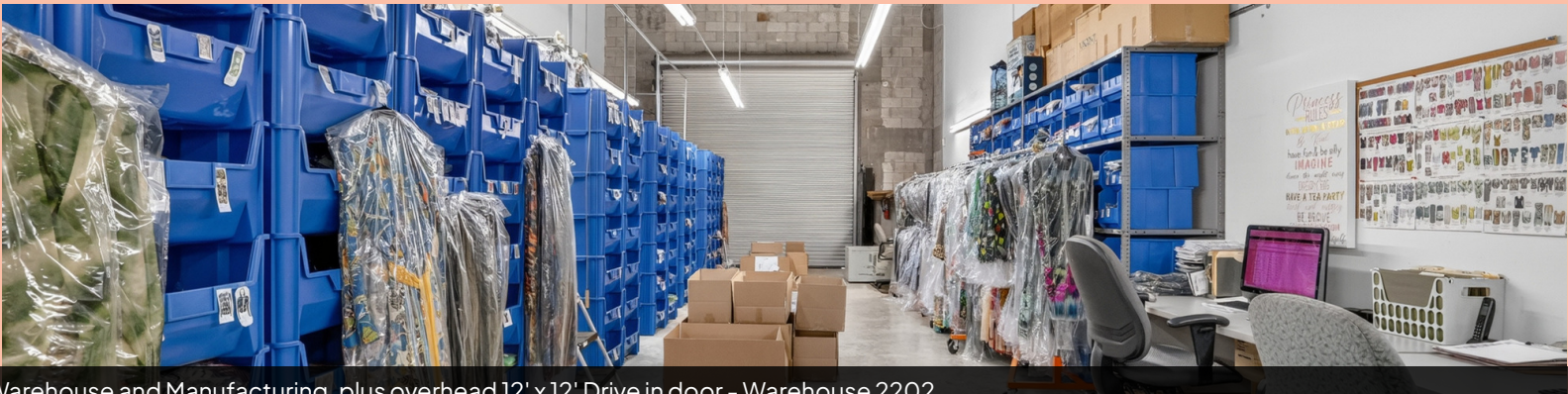
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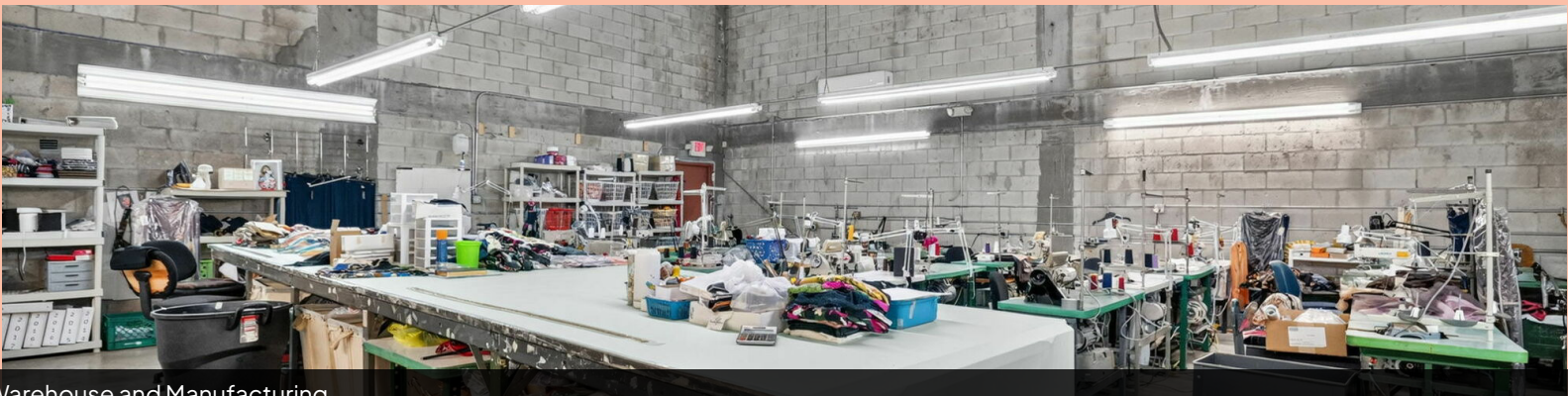
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Warehouse and Manufacturing, plus overhead 12' x 12' Drive in door - Warehouse 2204



Warehouse and Manufacturing, plus overhead 12' x 12' Drive in door - Warehouse 2202



Warehouse and Manufacturing



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Sale Price	\$ 2,895,000
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Location Information

Building Name	2202-2204 W. 78th Street, Hialeah, FL 33016
Street Address	2202 W 78th St
City, State, Zip	Hialeah, FL 33016
County	Miami-Dade
Market	Hialeah
Sub-market	TERRANOVA INDUSTRIAL PARK, MEDLEY SUBMARKET
Cross-Streets	W. 22nd Ave
Township	52 South
Range	40 East
Section	27
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	Palmetto Expressway/SR 826, Interstate 75
Nearest Airport	4.9 miles from Miami International Airport

Building Information

Building Size	5,994 SF
NOI	\$167,275.00
Cap Rate	5.78
Tenancy	Single
Number of Grade Level Doors	4
Number of Dock High Doors	2
Number of Drive-In Doors	-

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	7100/Industrial or Storage-Warehousing
Lot Size	11,875 SF
APN #	0420270320160 Lot 16 and Block 1
Lot Frontage	100 ft
Lot Depth	130 ft
Corner Property	Yes
Traffic Count Street	W. 78th St.
Traffic Count Frontage	100
Amenities	Mezzanine, Built out Offices and Showrooms
Waterfront	No
Power	Yes
Rail Access	No

Parking & Transportation

Street Parking	Yes
Parking Price Per Month	\$0.00 /month
Parking Type	Surface
Number of Parking Spaces	8

Utilities & Amenities

Elevators	N/A
Number of Elevators	0
Number of Escalators	0
HVAC	Two Mini Split Systems in the one warehouse and 5 ton HVAC unit in the other warehouse.



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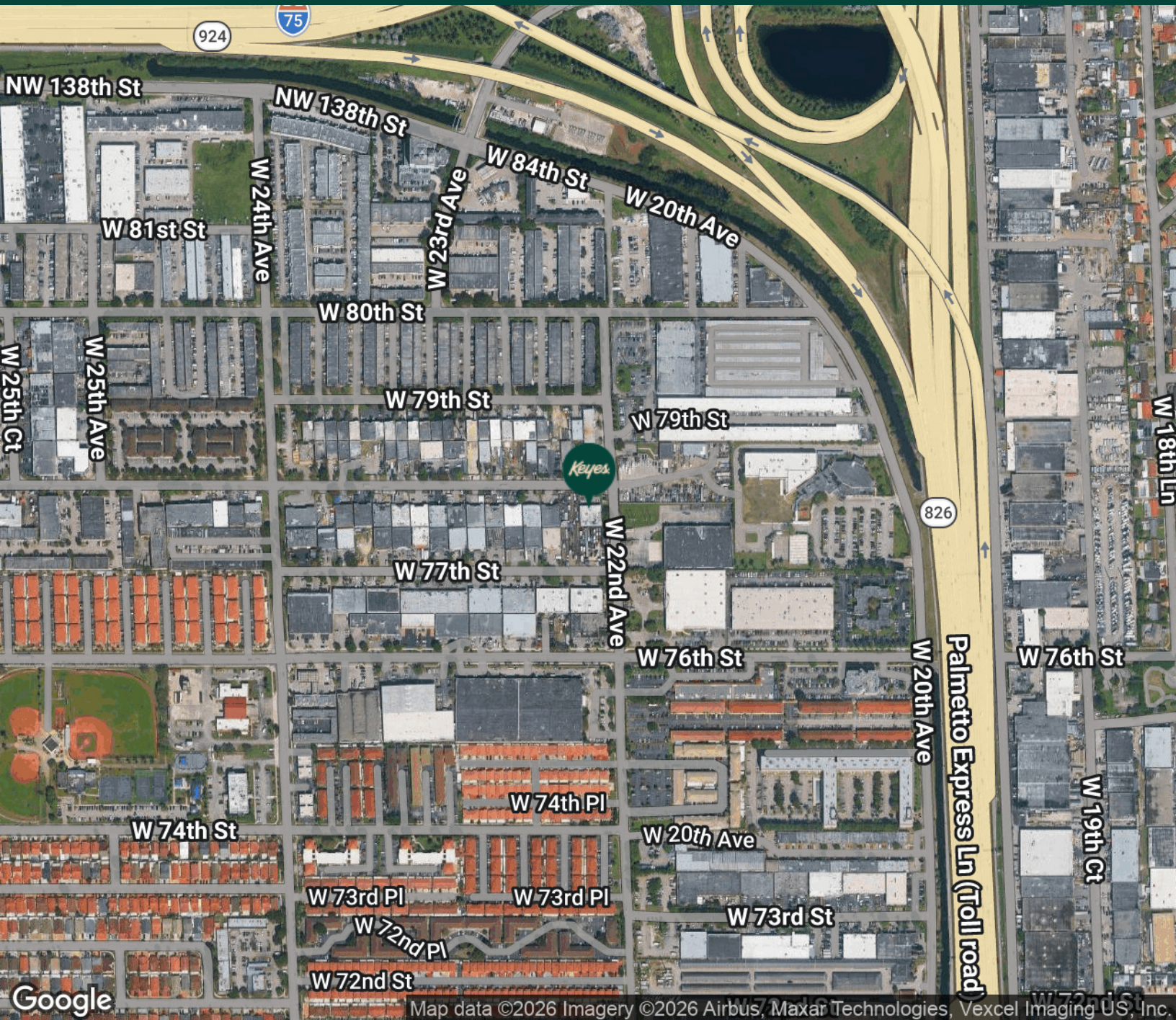
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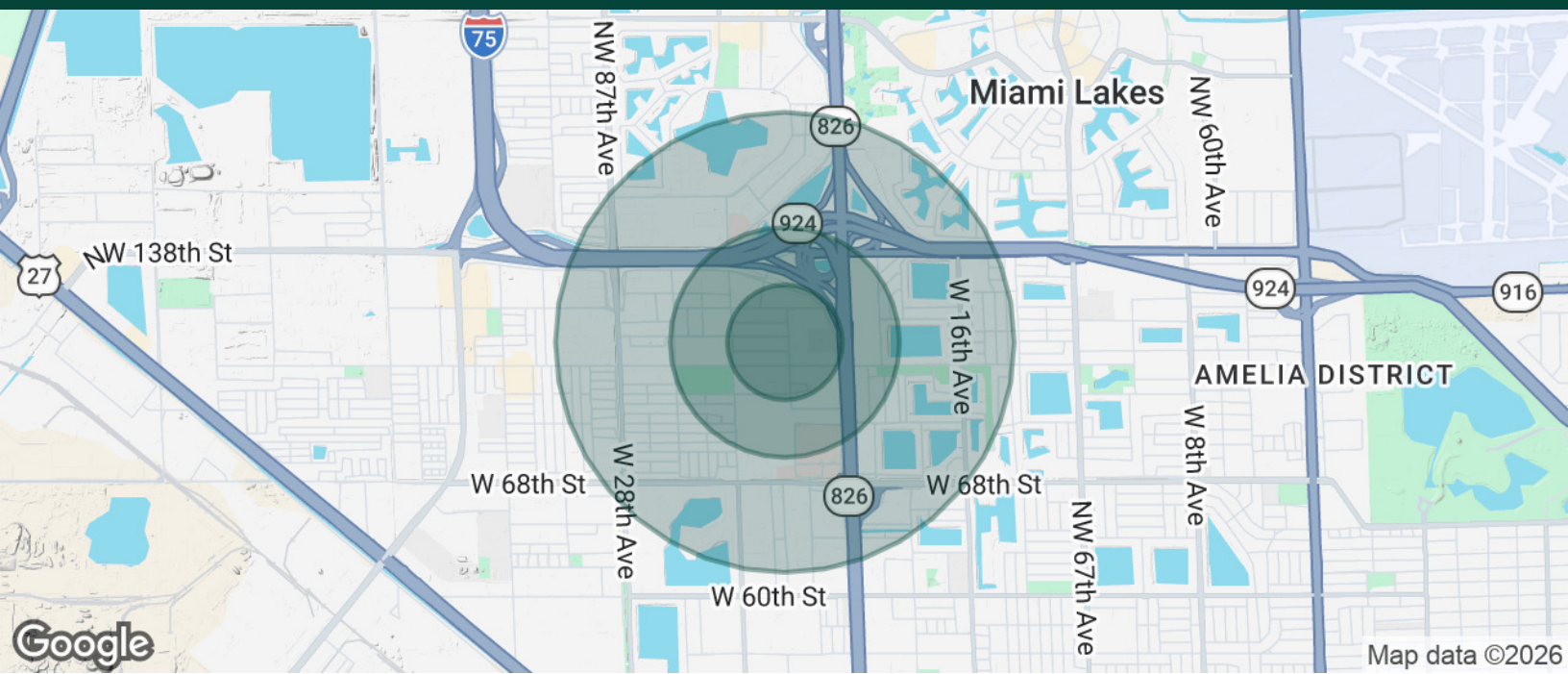
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	778	4,897	27,537
Average Age	39.4	44.7	44.7
Average Age (Male)	38.4	45.5	44.3
Average Age (Female)	43.0	45.3	45.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	267	1,759	9,261
# of Persons per HH	2.9	2.8	3.0
Average HH Income	\$72,465	\$75,529	\$83,852
Average House Value	\$271,350	\$382,576	\$384,698

Traffic Counts

W. 22nd Ave /day

2023 American Community Survey (ACS)



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Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Market Rent	Market Rent / SF	Annual Rent	Lease Start	Lease End
Investor Suite 1	TBD	3,697 SF	61.68%	\$25.00	\$25	\$0.01	\$92,425	-	-
Investor Suite 2	TBD	2,994 SF	49.95%	\$25.00	\$25	\$0.01	\$74,850	-	-
\$25 psf is base Rent - - - - - - - - - -									
Totals		6,691 SF	111.63%	\$50.00	\$50	\$0.02	\$167,275		
Averages		3,346 SF	55.81%	\$25.00	\$25	\$0.01	\$83,638		



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Income Summary

2202-2204 W. 78th Street, Hialeah, FL 33016

There is the potential for one tenant or two, the annual base rent is \$25.00 psf.	\$0
Plus the NNN charges of \$28,000	\$195,275
Vacancy Cost	\$0

Gross Income

\$195,275

Expenses Summary

2202-2204 W. 78th Street, Hialeah, FL 33016

Real Estate Taxes	\$18,733
Insurance	\$7,000
CAM Charges	\$2,267

Operating Expenses

\$28,000

Net Operating Income

\$167,275



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Investment Overview

2202-2204 W. 78th Street, Hialeah, FL 33016

Price	\$2,895,000
Price per SF	\$483
Price per Unit	\$1,447,500
GRM	17.31
CAP Rate	5.78%
Cash-on-Cash Return (yr 1)	5.78%
Total Return (yr 1)	\$167,275

Operating Data

2202-2204 W. 78th Street, Hialeah, FL 33016

Gross Scheduled Income	\$167,275
Other Income	\$28,000
Total Scheduled Income	\$195,275
Gross Income	\$195,275
Operating Expenses	\$28,000
Net Operating Income	\$167,275
Pre-Tax Cash Flow	\$167,275

Financing Data

2202-2204 W. 78th Street, Hialeah, FL 33016

Down Payment	\$2,895,000
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Professional Background

"I am committed to building long term relationships based on top quality service and high ethical standards" David Joseph is the Commercial Division Sales Manager for The Keyes Company Commercial Real Estate Division serving South Florida including Miami / Dade, Palm Beach, Broward, Martin, St. Lucie and Volusia Counties. David has over 32 years of experience in Commercial Real Estate, specializing in Industrial, Retail, Retail Strip Centers, Multi-Family, Office, Self Storage Facilities and Commercial Leasing. David has a vast knowledge of all facets of Commercial real estate development. Over the years he has developed, built and managed over 250,000 sq. ft. of Boutique Retail Centers, and has sold and leased over two million sq. ft. of Industrial, Retail and Multi-Family properties. Prior to joining The Keyes Company, David spent 13 years with Coldwell Banker Commercial and many years as a Broker/Owner with locations in Philadelphia, PA, Allentown, PA and Cherry Hill, NJ. Responsibilities: Growth of The Keyes Real Estate Commercial Division in South Florida, training programs for new associates and experienced brokers. Commercial Marketing and Tech programs for the Keyes commercial division. It is David's mission to share his experience and knowledge of the industry and successfully assist you in all aspects of your Commercial Real Estate needs. David Joseph is committed to building long term relationships based on top quality service and high ethical standards. website: www.davidjoseph.keyescommercial.com Cell: 561-789-7726 Website: davidjoseph.Keyescommercial.com

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