



Well Built 29,444 SF Industrial

Great Hialeah Location Just Off Palmetto

Three Bay Building, High Ceilings

Available for Immediate Occupancy

High-Visibility! One Property East of Corner

1.10 Acre Rectangular Site

250 +/- Linear Feet Frontage with Curb Cut

Perfect for Owner/User or Investor

PRICE: \$9,000,000

**2360 W. 76th St.,
Hialeah, FL 33016
2360 West 76th Street**

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Beautiful Mailbox Company

2360

SW 66 CT

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DISCLAIMER

This is a confidential Offering Memorandum, which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in acquiring 53rd Court N, West Palm Beach, FL 33407 (the "Property"). You are bound by the Confidentiality Agreement executed in connection with your receipt of this Offering Memorandum. This Offering Memorandum was prepared by Transworld Commercial, a **Florida limited liability Company** broker. It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all the information, which prospective investors may desire. It should be noted that all or any of the market analysis projections are provided for general reference purposes and are based on assumptions relating to the general economy, competition, and other factors beyond our control and, therefore, are subject to material variation. Additional information and an opportunity to inspect material related to the Property will be made available to interested and qualified prospective capital sources. Neither the Owner, Broker, nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. It is essential that all par-es to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, pcbs, other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property, and if so, whether any health danger or other liability exists. Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending on past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. In this Offering Memorandum, certain documents are described in summary form. The summaries do not purport to be complete descriptions of the full agreements involved, nor do they purport to constitute any legal analysis of the provisions of the documents. This brochure shall not be deemed an indication of the situation of the Owner nor constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this Offering Memorandum. Duplication of the Offering Memorandum in part or whole without expressed written consent of Broker is not authorized.

PROPERTY INSPECTION:

Prospective purchasers will be given an opportunity to visit and inspect the property at their convenience by scheduling an appointment with ALAN KAYE of TRANSWORLD COMMERCIAL. Property Tours should be scheduled with as much advance notice as possible. Prospective purchasers may not visit the property without ALAN KAYE of TRANSWORLD COMMERCIAL PLEASE DO NOT VISIT THE PROPERTY WITHOUT SETTING AN APPOINTMENT WITH ALAN KAYE OR PETER BERG & PLEASE DO NOT DISTURB THE TENANTS.

SEC I

Property Summary





Property Summary

Location:	Just off Palmetto Expressway
City:	Hialeah
Property:	Three Bay Industrial
Building SF:	29,444
Lot Size:	1.10 Acre Rectangular Site
Year Built:	1988
Use Code:	48- Industrial Light
Building Class:	Class B Industrial
Floors:	1
Zoning:	Industrial Light MFG
Exterior:	CBS Concrete Block
Foundation:	Reinforced Concrete Slab
Parking:	Asphalt Surface Parking
Roof:	Twin T Construction
Parcel/Folio:	04-2027-009-0200-1988
Price:	\$9,000,000

Property Overview

Transworld Commercial Real Estate and Transworld Business Advisors are pleased to represent ownership in the disposition of 2360 W. 76th Street, Hialeah, Florida. The property consists of an approximately 29,444 +/- square foot single-story industrial facility with three contiguous rectangular bays that could be used for one company or leased out individually. It is situated on a 1.10 acre site within the established Palmetto Industrial Submarket. The concrete block building offers a functional layout suitable for manufacturing, warehouse or distribution uses, with on-site parking, truck access, and convenient connectivity to the Palmetto Expressway (SR-826) and major Miami-Dade logistics corridors.

Location Overview

2360 W. 76th Street is strategically located within the established Palmetto Industrial Submarket of Hialeah, one of Miami-Dade County's most active industrial corridors. The property benefits from immediate access to the Palmetto Expressway (SR-826), providing efficient connectivity to Miami International Airport, Port Miami, and major regional transportation routes including I-75 and the Florida Turnpike. The surrounding area is characterized by a strong concentration of manufacturing, logistics, and distribution users, offering excellent workforce access and proximity to key South Florida population centers.

SEC II

Property Description



PROPERTY DESCRIPTION

Beautiful Mailbox Company
2360 West 76th Street | Hialeah, FL 33016

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PROPERTY DESCRIPTION

2360 W. 76th Street, Hialeah, Florida presents an extremely well-located 29,444 +/- square foot rectangular single-story industrial building situated on ±1.10 acres within the highly sought-after Palmetto industrial submarket. Built of CBS Construction in 1988, the property has three contiguous bays which are currently occupied by the owner, but with the flexibility to rent each bay individually as each has an exterior door and two bays with grade garage doors and one with well access, The property offers a functional layout ideal for manufacturing, warehouse, food processing, or distribution operations. The site features on-site parking, efficient truck access, and convenient ingress and egress, supporting operational flexibility for owner-users or investors. Strategically positioned with immediate access to the Palmetto Expressway (SR-826), the property provides excellent connectivity to Miami International Airport which is seven miles away and the Port of Miami which is 18 miles away, and major regional logistics corridors, making it an attractive opportunity within one of Miami-Dade County's most active industrial markets.

Hialeah is a city in Miami-Dade County, Florida that was incorporated in 1925. With over 238,000 +/- residents, it is one of the largest cities in Florida by population. It is the second largest city in Miami-Dade County and part of the South Florida Metropolitan area which is home to over 6,500,000 +/- people. Hialeah is located west-northwest of Miami and is one of a few places in the county to have its own street grid numbered separately from the rest of the county.

The city is notable for its high Hispanic population estimated to be approximately 95% which is the second-highest proportion of Hispanic Americans in the contiguous United States. Hialeah also has the highest proportion of Cuban and Cuban American residents of any city in the United States at approximately 84.1% of the population. In 2023, about 89.5% of residents reported speaking Spanish at home, and the language is an important part of daily life in the city. Residents benefit from the Hialeah Police Department and the Hialeah Fire Department. Palmetto General Hospital is one mile from the subject property and Hialeah Hospital is nine miles away.

SEC III

Property Photos



PROPERTY PHOTOS

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2360 West 76th Street | Hialeah, FL 33016



PROPERTY PHOTOS

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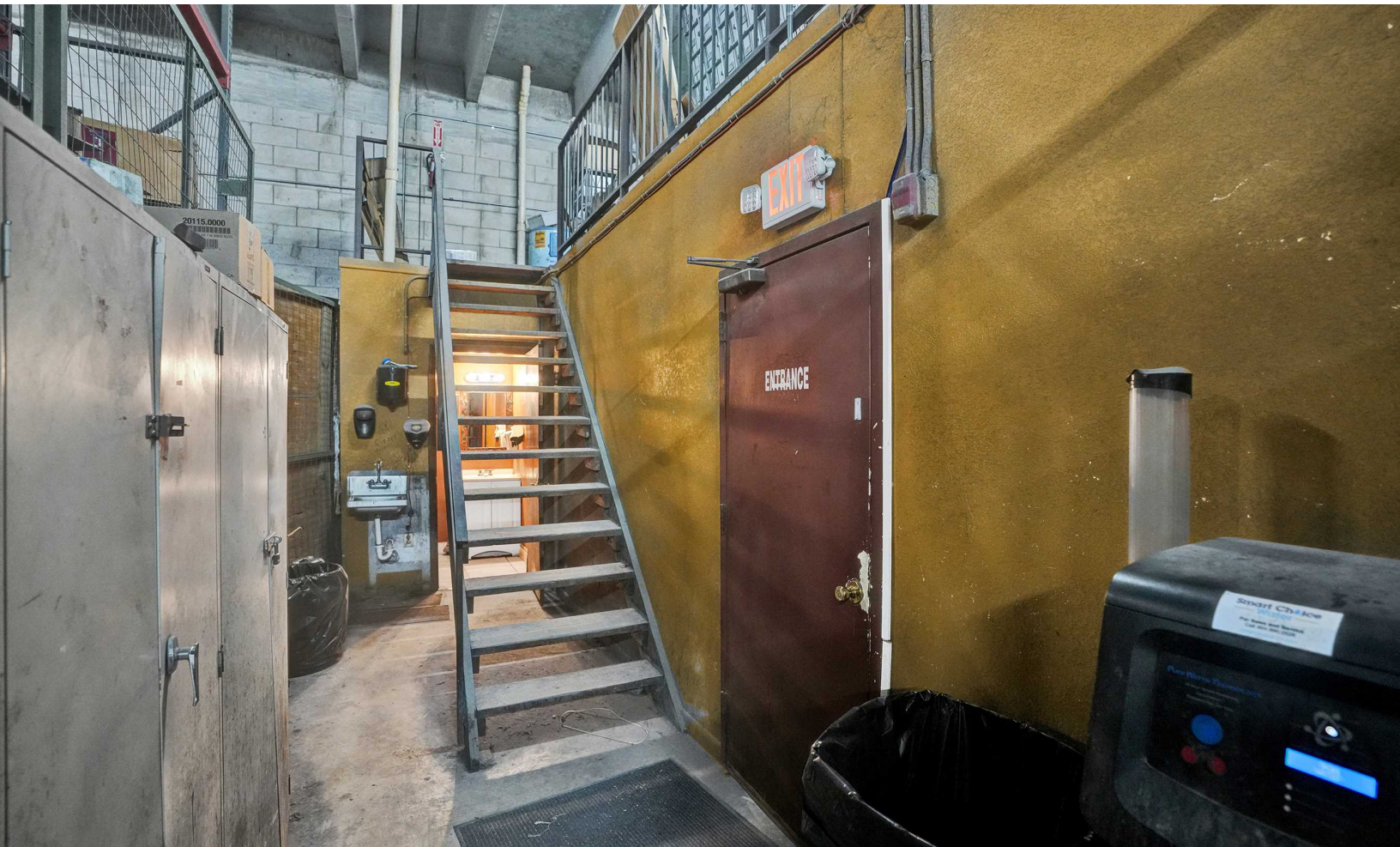
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2360 West 76th Street | Hialeah, FL 33016



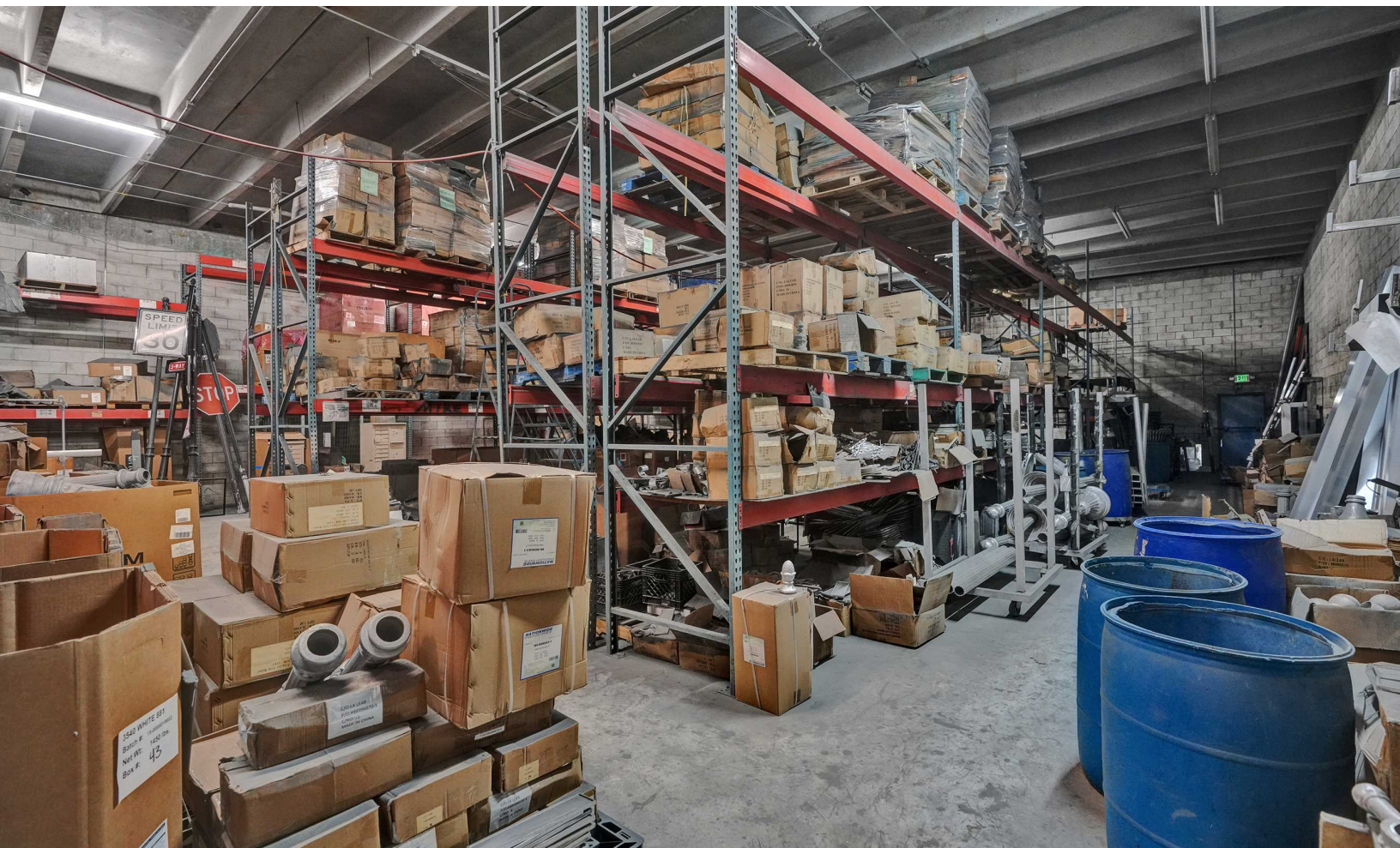
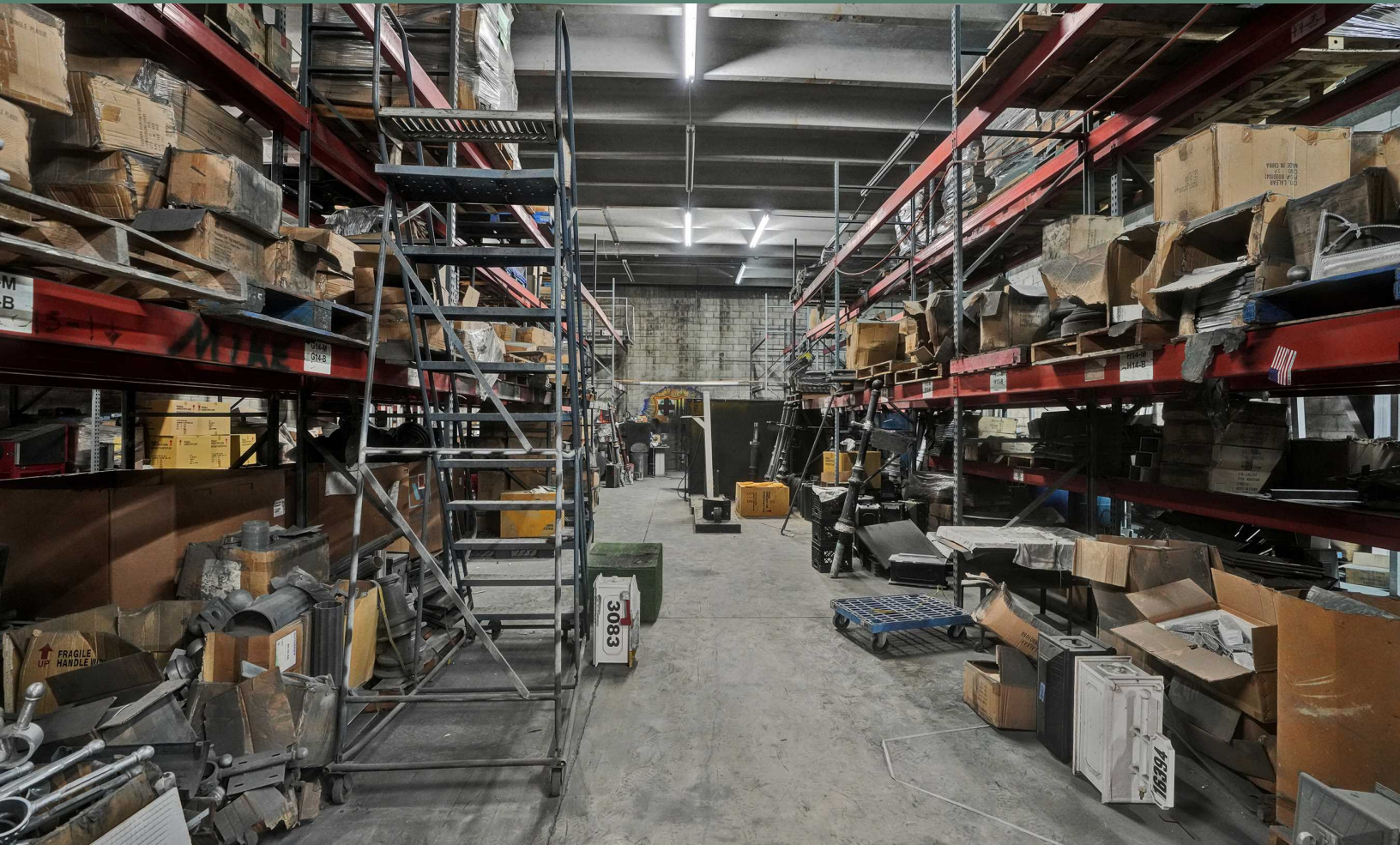
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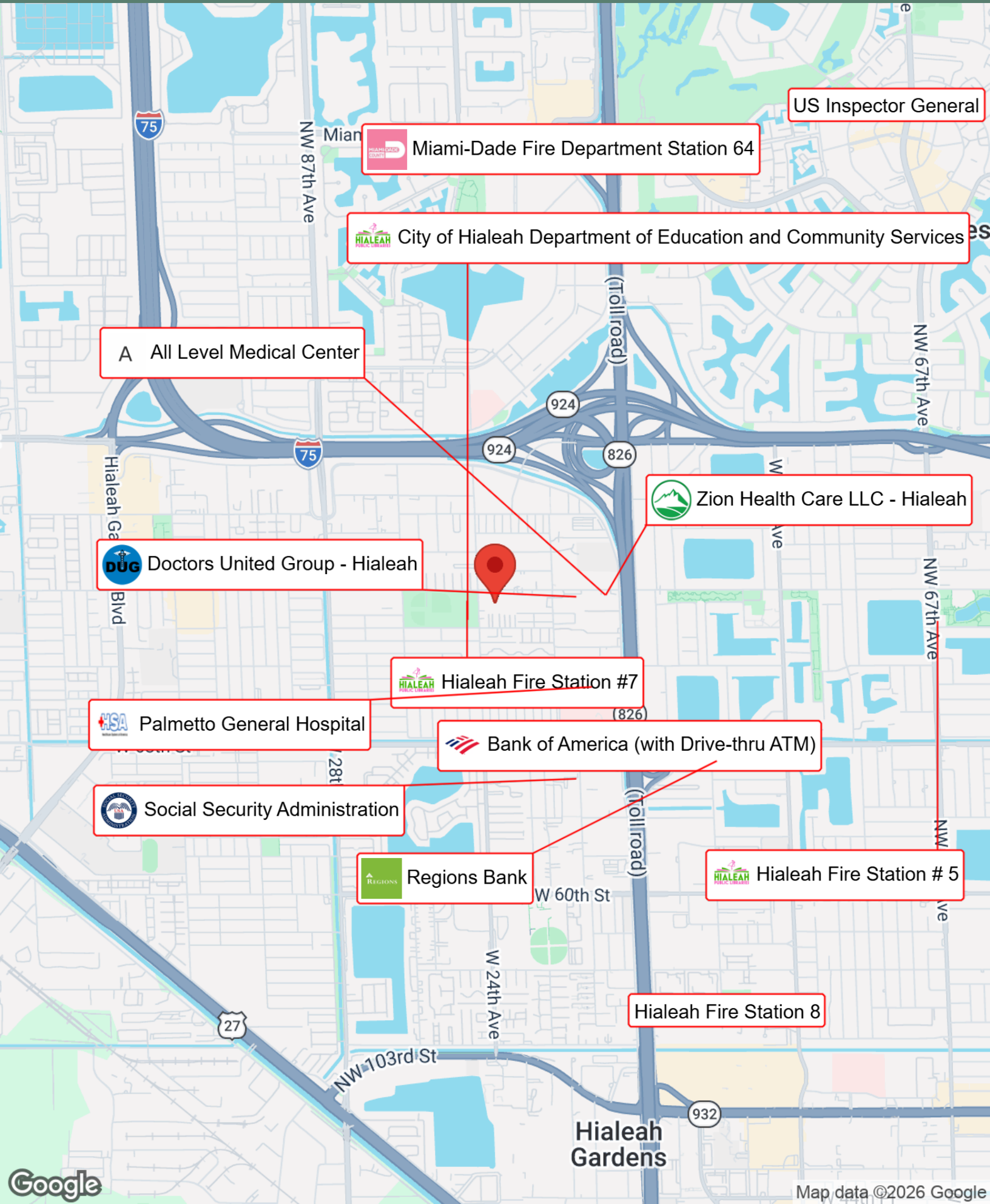
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SECTION IV

Maps / Demographics







US Inspector General


 Miami-Dade Fire Department Station 64


 City of Hialeah Department of Education and Community Services


A All Level Medical Center

 Zion Health Care LLC - Hialeah

 Doctors United Group - Hialeah

 Hialeah Fire Station #7

 Palmetto General Hospital

 Bank of America (with Drive-thru ATM)

 Social Security Administration

 Regions Bank

 Hialeah Fire Station # 5

Hialeah Fire Station 8

Hialeah Gardens

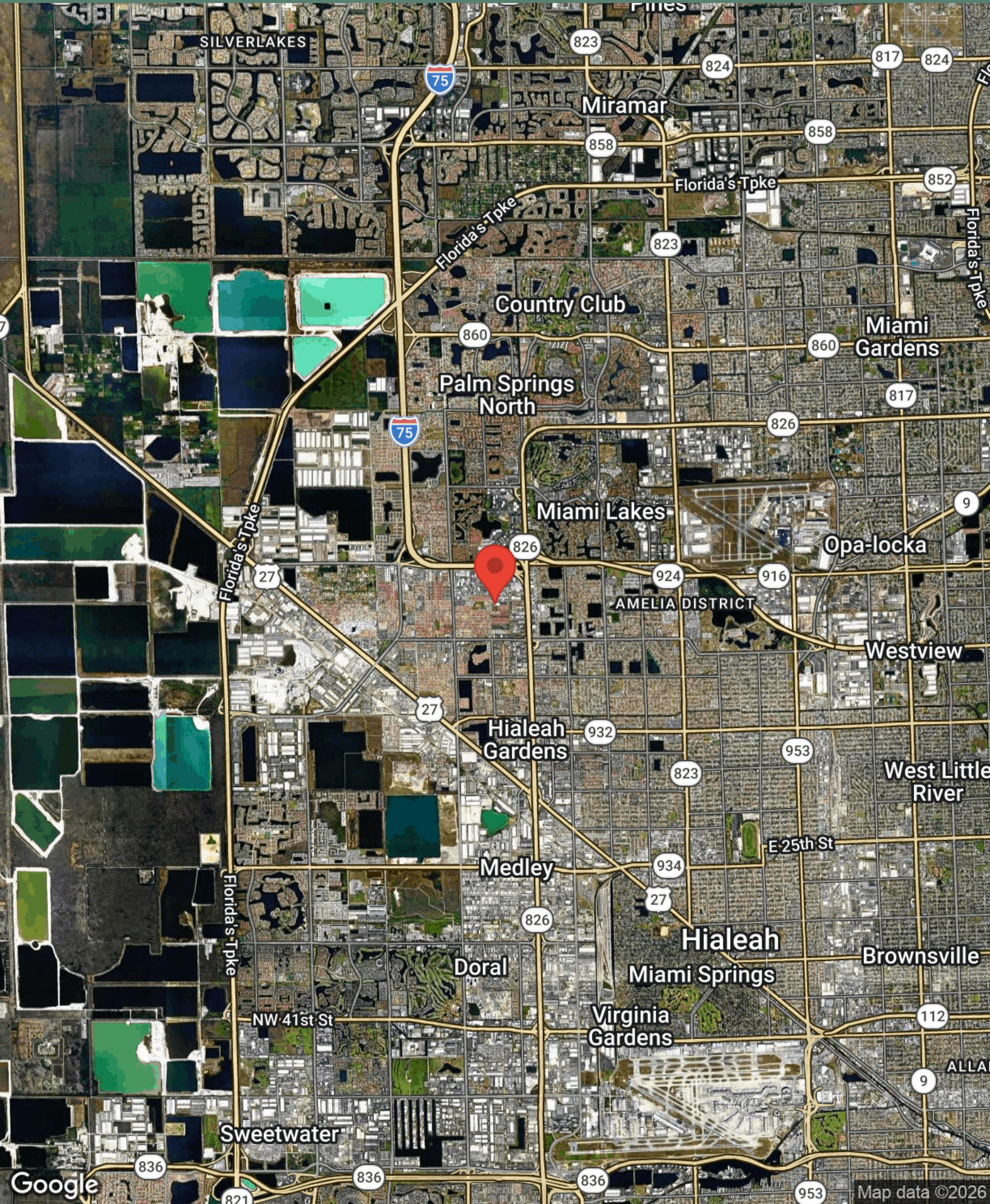
LOCATION MAPS

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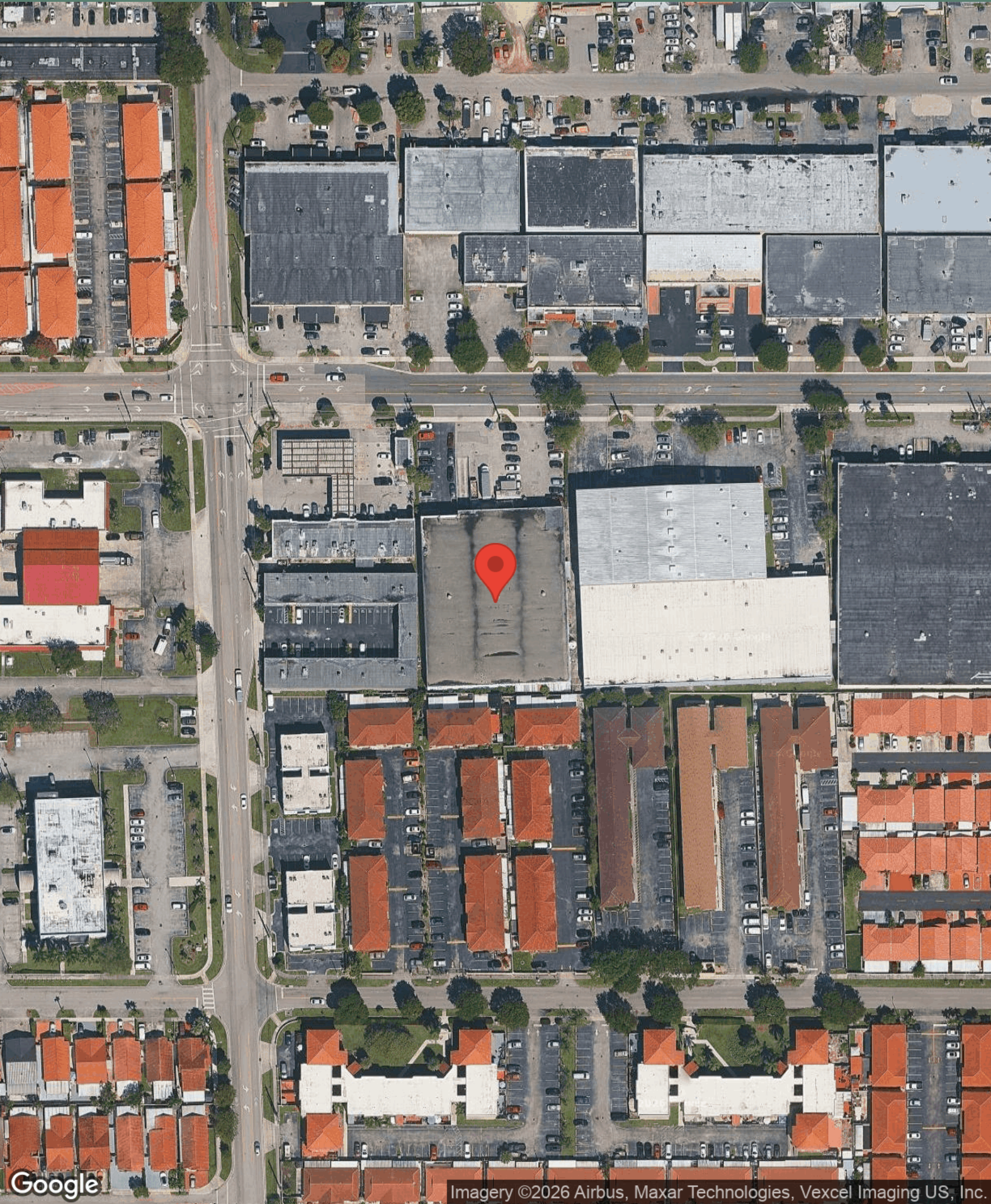
REGIONAL MAP

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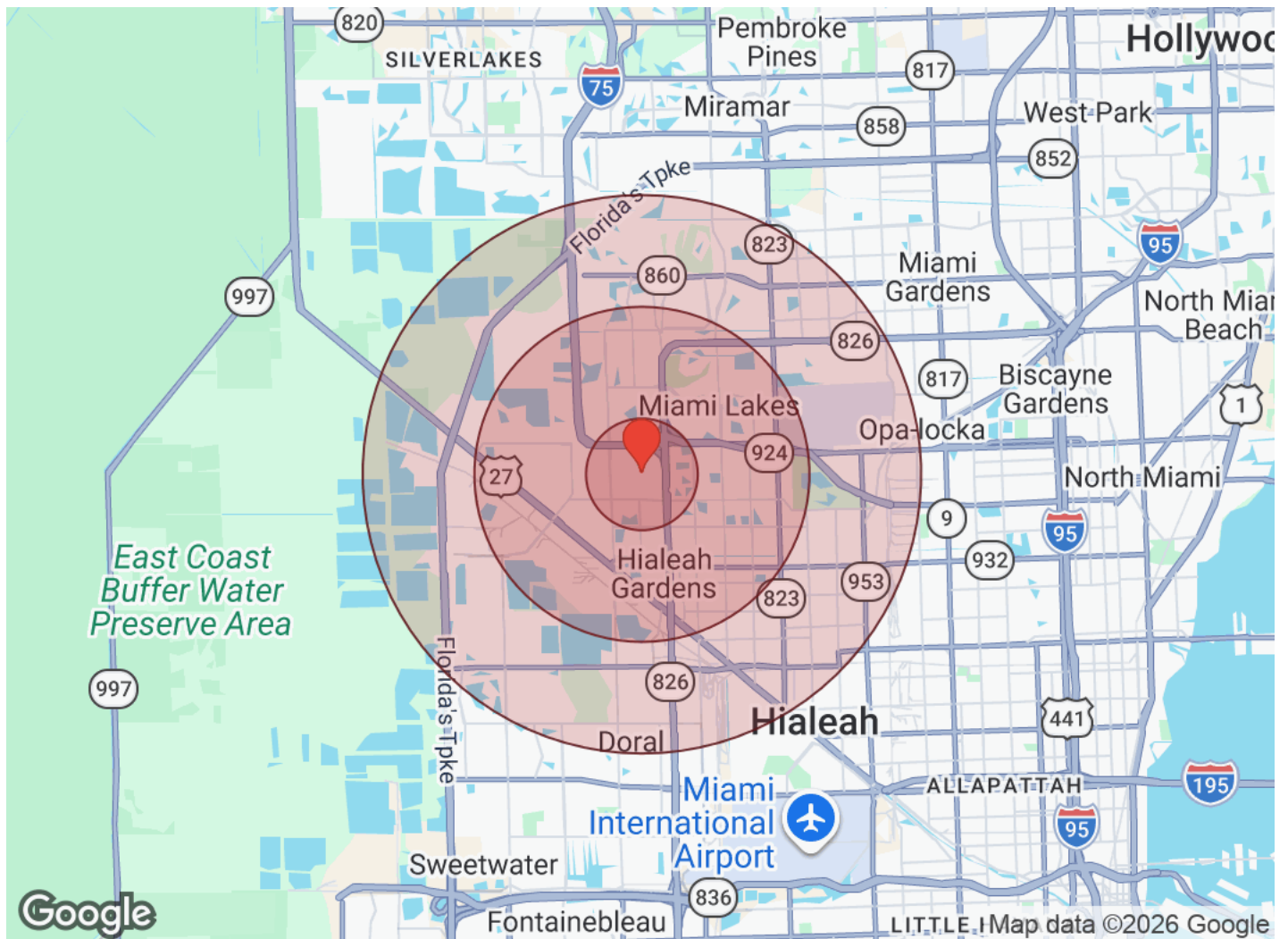
AERIAL MAP

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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	Income		
	2 miles	5 miles	10 miles
2020 Population	124,704	399,339	1,439,683
2024 Population	113,921	372,527	1,351,382
2029 Population Projection	110,277	362,332	1,319,155
Annual Growth 2020-2024	-2.2%	-1.7%	-1.5%
Annual Growth 2024-2029	-0.6%	-0.5%	-0.5%
Median Age	44.2	42.4	41.2
Bachelor's Degree or Higher	23%	25%	25%
U.S. Armed Forces	106	454	1,263
	Income		
	2 miles	5 miles	10 miles
Avg Household Income	\$68,985	\$74,610	\$73,905
Median Household Income	\$52,891	\$56,678	\$54,493
< \$25,000	9,014	26,889	105,564
\$25,000 - 50,000	8,949	26,782	103,471
\$50,000 - 75,000	6,820	22,004	79,736
\$75,000 - 100,000	4,902	15,788	56,361
\$100,000 - 125,000	3,233	10,972	37,347
\$125,000 - 150,000	1,662	5,895	21,891
\$150,000 - 200,000	1,836	6,790	24,008
\$200,000+	1,139	5,308	21,658

BROKER PROFILE

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