

Property Summary Report

8565 W 44th Ave



Hialeah, FL 33018 - Outlying Miami-Dade Submarket



BUILDING

Type	4 Star Industrial Warehouse Condo - Delivers Dec 2021
Tenancy	Multi
Year Built	Dec 2021
RBA	352,000 SF
Stories	1
Typical Floor	352,000 SF
Construction	Reinforced Concrete

LAND

Land SF	314,939 SF
Zoning	MH
Parcel	04-2020-001-0070

EXPENSES

Taxes	\$0.15/SF (2020)
-------	------------------

POWER & UTILITIES

Utilities	Sewer - City, Water - City
-----------	----------------------------

LOADING

Docks	48 ext	Drive Ins	None
Cross Docks	None	Cranes	None
Rail Spots	None		

FEATURES

- 24 Hour Access
- Air Conditioning
- Mezzanine

FOR LEASE

Smallest Space	10,703 SF	Industrial Avail	176,312 SF
Max Contiguous	11,220 SF		
# of Spaces	16		
Vacant	0 SF		
% Leased	49.9%		
Rent	\$13.00		
Service Type	Modified Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	115	Industrial	Direct	11,013/1,982 ofc	11,013	11,013	\$13.00/MG	Jan 2022	1 Year

Commercial Property Group, Inc.

Property Summary Report

8565 W 44th Ave



Hialeah, FL 33018 - Outlying Miami-Dade Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	116	Industrial	Direct	11,220/2,019 ofc	11,220	11,220	\$13.00/MG	Jan 2022	1 Year
Commercial Property Group, Inc.									
P 1st	114	Industrial	Direct	11,013/1,982 ofc	11,013	11,013	\$13.00/MG	Jan 2022	1 Year
Commercial Property Group, Inc.									
P 1st	113	Industrial	Direct	11,013/1,982 ofc	11,013	11,013	\$13.00/MG	Jan 2022	1 Year
Commercial Property Group, Inc.									
P 1st	112	Industrial	Direct	11,013/1,982 ofc	11,013	11,013	\$13.00/MG	Jan 2022	1 Year
Commercial Property Group, Inc.									
P 1st	111	Industrial	Direct	11,013/1,982 ofc	11,013	11,013	\$13.00/MG	Jan 2022	1 Year
Commercial Property Group, Inc.									
P 1st	110	Industrial	Direct	11,013/1,982 ofc	11,013	11,013	\$13.00/MG	Jan 2022	1 Year
Commercial Property Group, Inc.									
P 1st	109	Industrial	Direct	10,703/1,659 ofc	10,703	10,703	\$13.00/MG	Jan 2022	1 - 10 Years
Commercial Property Group, Inc.									
P 1st	108	Industrial	Direct	11,013/1,982 ofc	11,013	11,013	\$13.00/MG	Jan 2022	1 Year
Commercial Property Group, Inc.									
P 1st	107	Industrial	Direct	11,013/1,982 ofc	11,013	11,013	\$13.00/MG	Jan 2022	1 Year
Commercial Property Group, Inc.									
P 1st	106	Industrial	Direct	11,013/1,982 ofc	11,013	11,013	\$13.00/MG	Jan 2022	1 Year
Commercial Property Group, Inc.									
P 1st	105	Industrial	Direct	11,013/1,982 ofc	11,013	11,013	\$13.00/MG	Jan 2022	1 Year
Commercial Property Group, Inc.									
P 1st	104	Industrial	Direct	11,013/1,982 ofc	11,013	11,013	\$13.00/MG	Jan 2022	1 Year
Commercial Property Group, Inc.									
P 1st	103	Industrial	Direct	11,013/1,982 ofc	11,013	11,013	\$13.00/MG	Jan 2022	1 Year
Commercial Property Group, Inc.									
P 1st	102	Industrial	Direct	11,013/1,982 ofc	11,013	11,013	\$13.00/MG	Jan 2022	1 Year
Commercial Property Group, Inc.									
P 1st	101	Industrial	Direct	11,220/2,019 ofc	11,220	11,220	\$13.00/MG	Jan 2022	1 Year
Commercial Property Group, Inc.									

Property Summary Report

8565 W 44th Ave



Hialeah, FL 33018 - Outlying Miami-Dade Submarket

TRANSPORTATION

Commuter Rail	15 min drive to Opa-Locka Commuter Rail (Tri-County Commuter)
Airport	22 min drive to Miami International Airport
Walk Score®	Car-Dependent (14)
Transit Score®	Minimal Transit (20)

MARKET CONDITIONS

Vacancy Rates	Current	YOY Change
Submarket 3-5 Star	8.2%	1.5%
Market Overall	3.3%	-1.3%
Market Rent Per Area	Current	YOY Change
Subject Property	\$13.04/SF	11.7%
Submarket 3-5 Star	\$9.44/SF	12.1%
Market Overall	\$14.63/SF	12.8%
Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased	708,331 SF	14.5%
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$276.41M	\$61M
Market Sale Price Per Area	\$221/SF	\$200/SF

Property Map Overview

