

INDUSTRIAL FACILITY FOR LEASE

UP TO ±202,562 SF READY FOR OCCUPANCY!

 WATCH
PROPERTY VIDEO



COUNTYLINE CORPORATE PARK

11250 W 36TH AVENUE, HIALEAH, FL 33018

 CUSHMAN &
WAKEFIELD

 Dalfen
INDUSTRIAL



MIDPOINT
— LOGISTICS —

PROPERTY HIGHLIGHTS

Modern New Class-A Industrial Building

Midpoint Logistics is a state-of-the-art industrial development. The project is located in one of Miami-Dade's premier submarkets, providing immediate access to Florida's Turnpike, I-75, and the Palmetto Expressway. The project developed by industry veteran, Dalfen Industrial, is slated to be completed in a single phase, with anticipated delivery of the building in Q2 2024.

Starting at \$15.95/SF NNN

BUILDING COMPLETED WITH CERTIFICATE OF OCCUPANCY AND SPEC OFFICE IN PLACE

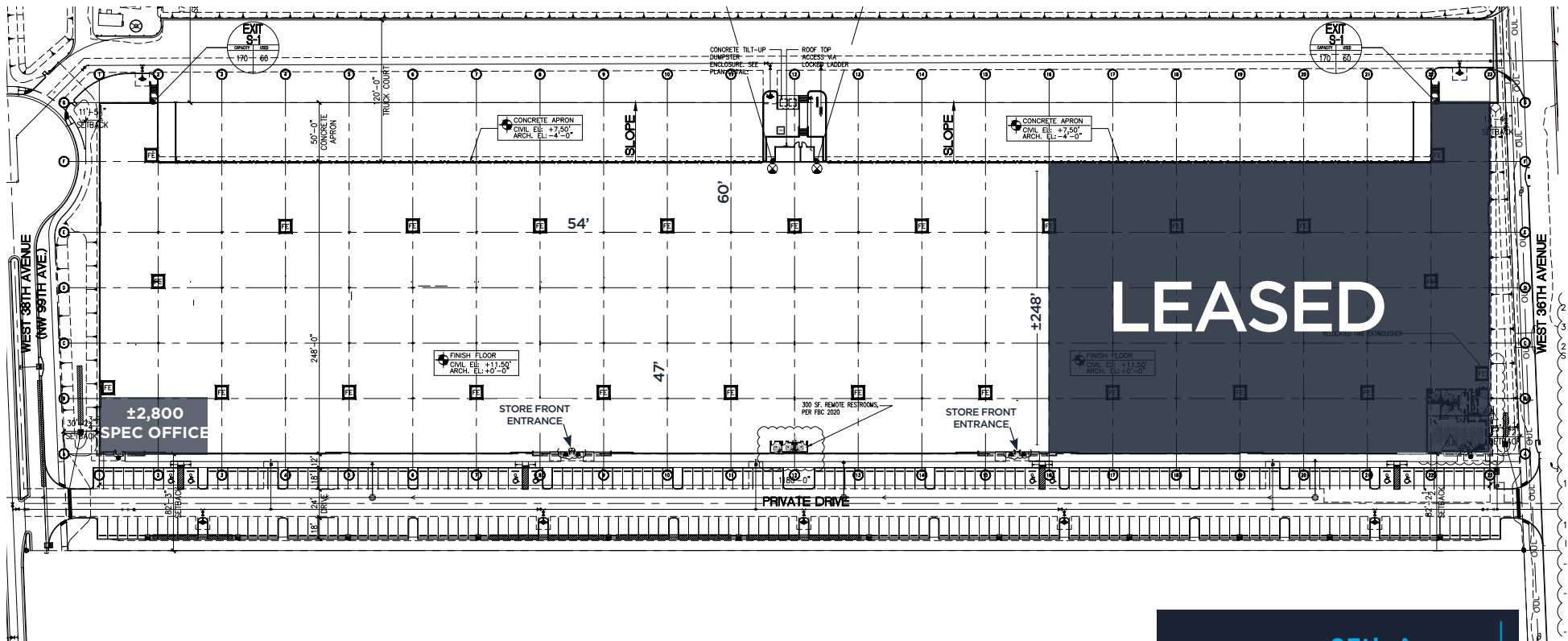
Excellent Location at Countyline Corporate Park

- Strategically situated to service the entire tri-county region
- Efficient access to the essential logistics hubs of Port Miami, Port Everglades, Miami International Airport and Ft. Lauderdale International Airport
- Full interchange at NW 170th Street and the Florida Turnpike
- Corporate neighbors include Home Depot, Target, FreezPak, Mitsubishi Logistics, PGT Windows & Doors and KLX / Boeing
- Can fence and secure truck court

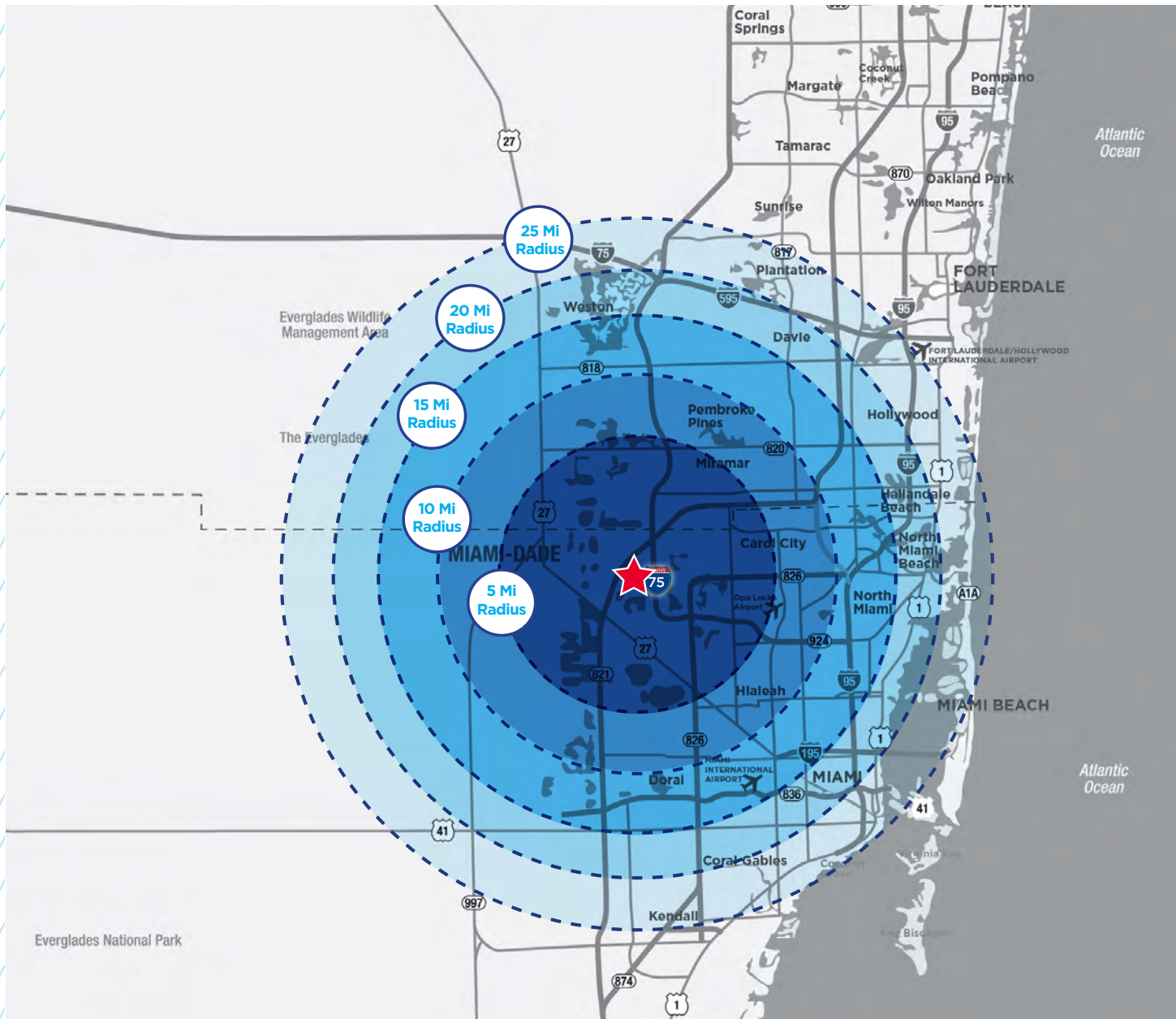


BUILDING HIGHLIGHTS

Building Size/Available:	±297,918 SF/±202,562 SF	Non Cross-Shared Truck Court:	120'
Office SF:	±2,870 Spec	Automobile Spaces:	±250
Dimensions:	248' X 1,180'	Lighting:	LED @ 36 FC
Column Spacing:	54' x 47' TYP	Bay Size:	54' x 248'
Clear Height:	32'	Fire Suppression:	ESFR
Dock / Drive-In Doors:	Four (4) Doors per Bay/2	Pit Levelers:	Every third door



LOCATION OVERVIEW



FLORIDA TURNPIKE (U/C)

0.80 MILES

INTERSTATE 75
(VIA 138TH STREET)

2.20 MILES

PALMETTO EXP. (826)
(VIA 138TH/75)

3.50 MILES

PALMETTO EXP. (826)
(VIA 138TH/75)

3.50 MILES

TRI-RAIL HIALEAH MARKET

12.0 MILES

MIAMI INTERNATIONAL
AIRPORT

12.0 MILES

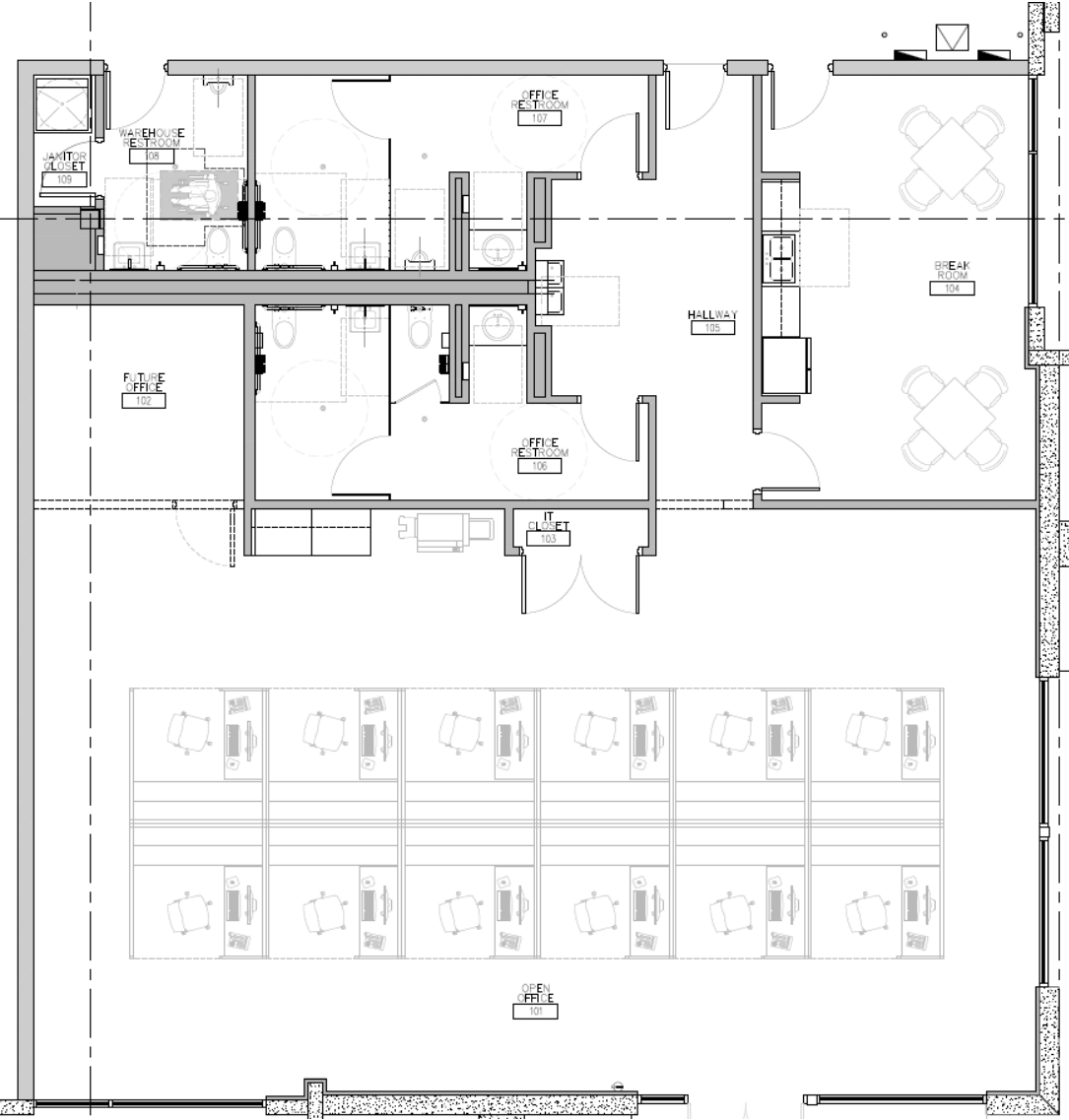
PORTMIAMI
20.8 MILES

FT LAUDERDALE
INTERNATIONAL AIRPORT

29.6 MILES

PORT EVERGLADES

31.8 MILES



±2,800 SF



PHOTOS
SPEC OFFICE PLAN

CONTACT INFORMATION

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