



ARES
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MANAGEMENT

MIAMI MIDWAY PARK - BUILDING 4

9535 NW 174TH STREET, MIAMI, FL 33018

FOR LEASE | Up to 75,640 SF Available - Divisible to 20,592 SF | Class A Warehouse Distribution Space



BUTTERS REALTY & MANAGEMENT

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OWNED BY



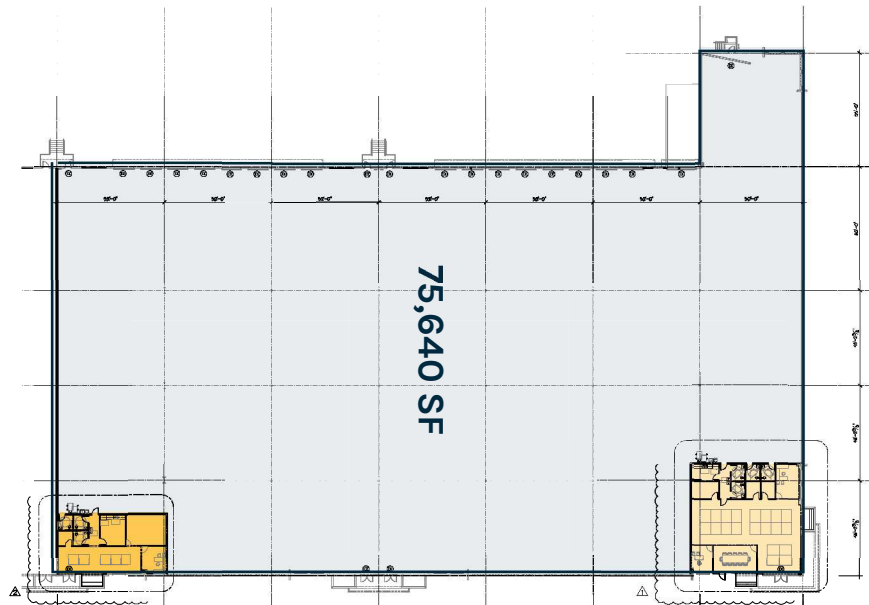
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Property

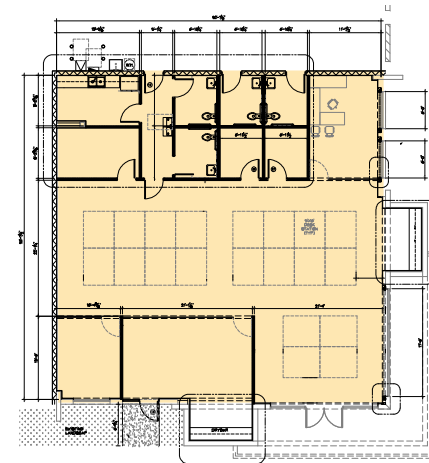
FEATURES

- Size Available: 75,640 SF Available
- Warehouse: 70,209 SF
- Office: 2,367 SF & 3,089 SF
- Loading: 16 Dock High Doors; 1 Concrete Ramp
- Clear Height: 32'
- Parking Ratio: 1:1,000
- Column Spacing: 54' X 52'
- EV Charging Stations Capable
- Institutional Ownership
- Property Video: [Miami Midway Park](#)

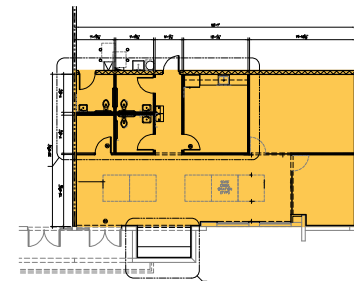
SPACE PLAN - OPTION 1



NORTH SIDE OFFICE



SOUTH SIDE OFFICE*



*PROPOSED PLAN



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Property FEATURES

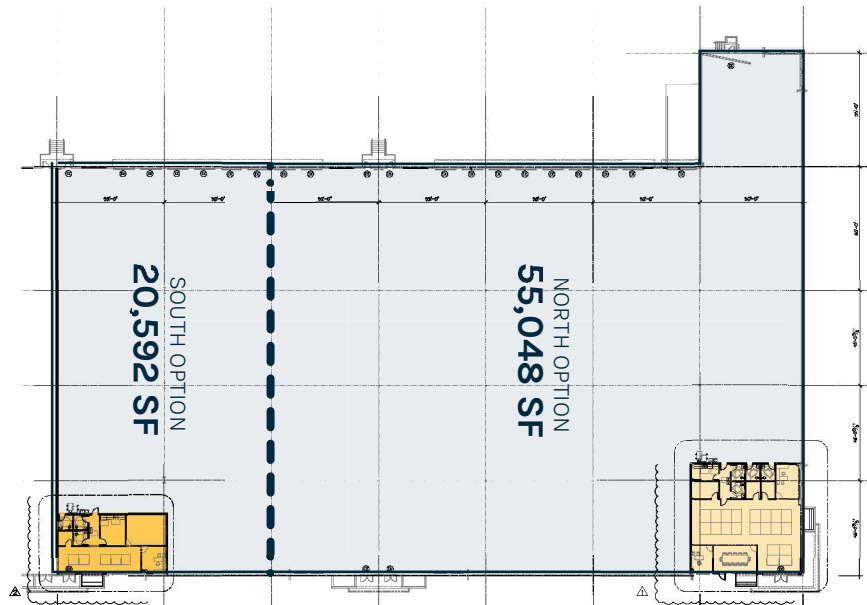
NORTH OPTION:

- 55,048 SF Available
- Office: 3,089 SF
- Warehouse: 51,959 SF
- Loading: 10 Dock High Doors;
- 1 Concrete Ramp

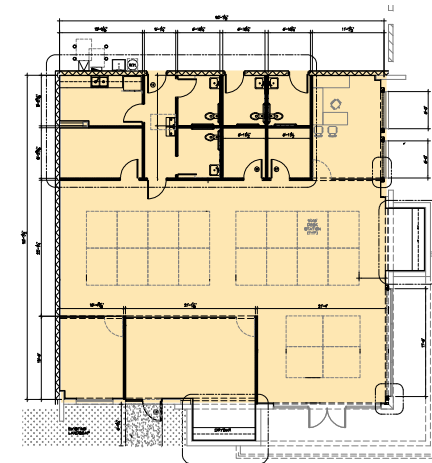
SOUTH OPTION:

- 20,592 SF Available
- Office: 2,367 SF
- Warehouse: 18,225 SF
- Loading: 6 Dock High Doors

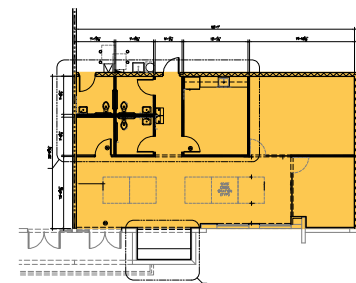
SPACE PLAN - OPTION 2



NORTH SIDE OFFICE



SOUTH SIDE OFFICE*



*PROPOSED PLAN



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Property FEATURES

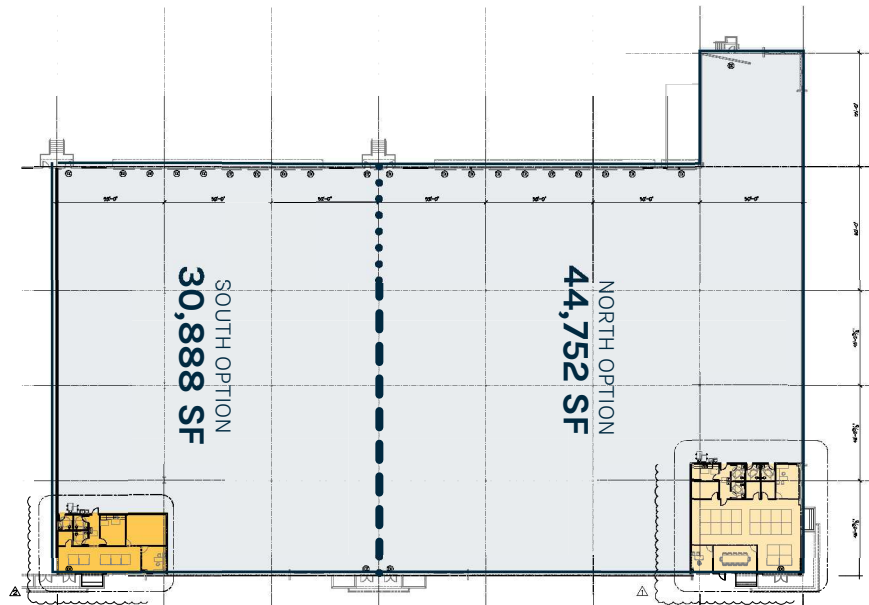
NORTH OPTION:

- 44,752 SF Available
- Office: 3,089 SF
- Warehouse: 41,663 SF
- Loading: 8 Dock High Doors;
- 1 Concrete Ramp

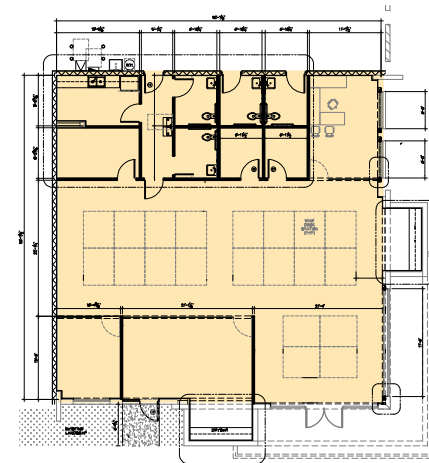
SOUTH OPTION:

- 30,888 SF Available
- Office: 2,367 SF
- Warehouse: 28,521 SF
- Loading: 8 Dock High Doors

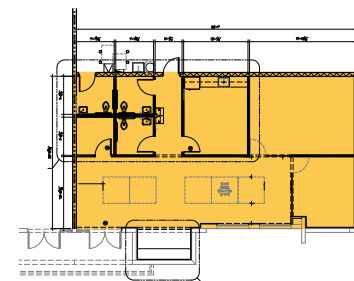
SPACE PLAN - OPTION 3



NORTH SIDE OFFICE



SOUTH SIDE OFFICE*



*PROPOSED PLAN



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