



BEACON LOGISTICS PARK BUILDING B, SUITE 100



Fairchild  **Partners**[®]
Licensed Real Estate Brokers

**AVAILABLE
FOR LEASE**





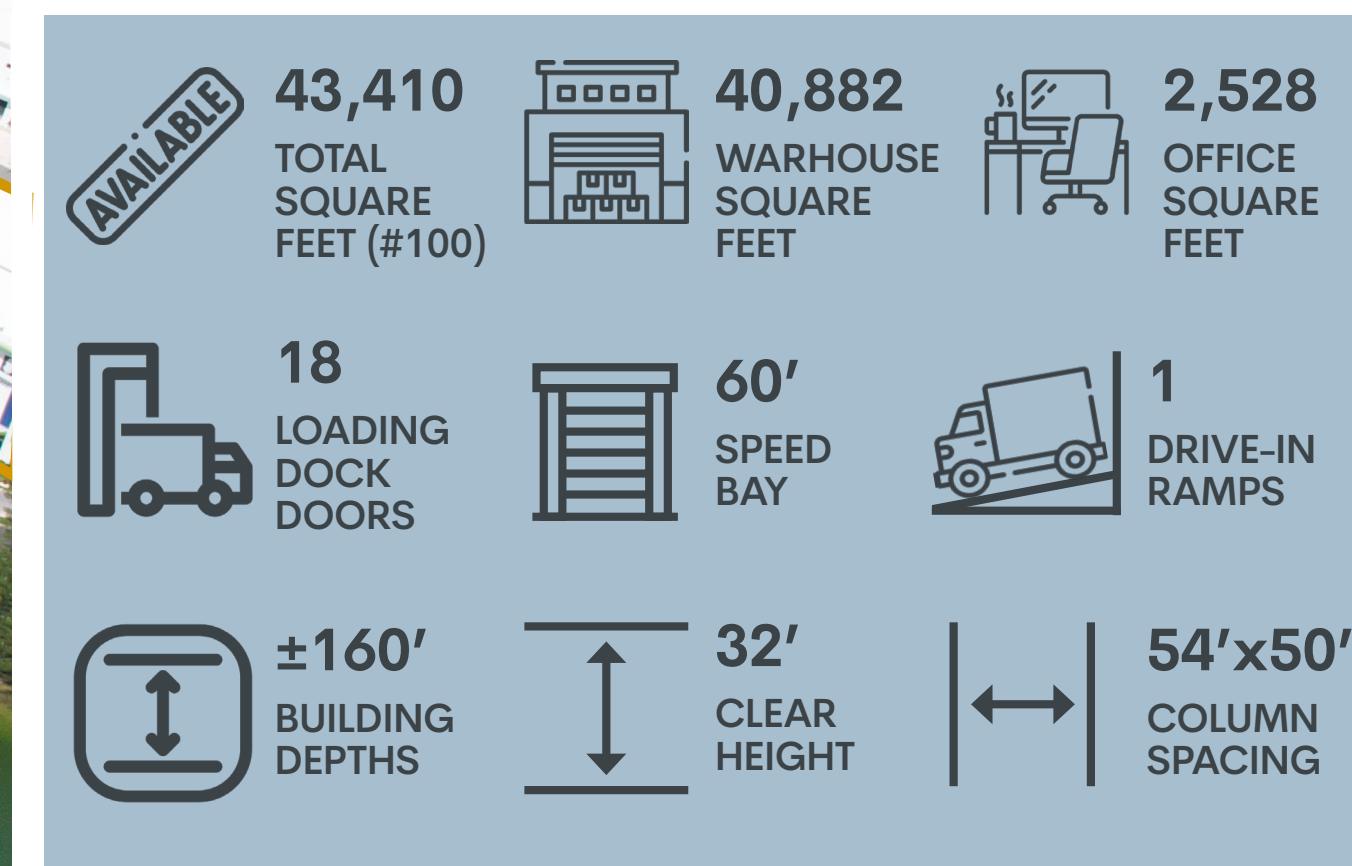
BEACON LOGISTICS PARK

Beacon Logistics Park is a Class-A business environment ideal for manufacturers, import/export, logistic solutions, and shipping companies that need quick and convenient access to Miami International Airport, Port Miami, and Port Everglades. The master-planned industrial development is located in proximity to the Florida Turnpike, the Palmetto Expressway and I-75 providing easy access to all of Miami-Dade County and Broward County.

Beacon Logistics Park spans more than 1.3 Million square feet giving tenants the flexibility to expand, complete with foreign trade zone compliance capability for reduced customs duties.

**BUILDING B, WITHIN BEACON LOGISTICS PARK, CURRENTLY HAS
±43,410 SQUARE FEET OF CLASS A INDUSTRIAL SPACE AVAILABLE.**

In addition to the best market industrial amenities available, Beacon Logistics Park features more cubic storage space, efficient building systems, expanded truck courts, 60' speed bays, 54' wide column spacing, and more. From the office, to the showroom, to the warehouse, all of the components of a company can reside in one place at Beacon Logistics Park.



Located Within a ±1.3 Million SF,
Class-A, Business Environment

**BEACON LOGISTICS PARK
IS AT THE FRONTIER OF
WHERE BUSINESS THRIVES**

BUILDING SPECIFICATIONS

ADDRESS	4221 W 91st Place, Suite 100 Hialeah, FL
BUILDING B TOTAL SIZE	±129,600 SF
UNIT 100 SIZE	±43,410 SF
PARKING RATIO	1/1000 SF
CLEAR HEIGHT	32' Clear
DOCK DOORS	Eighteen (18); 9'x10' doors
RAMP & OVERSIZED OH DOOR	One (1) 14'x16' door
SPEED BAY AT DOCK	60'0"
COLUMN SPACING	54'0" x 50'0" (typical)
BUILDING DEPTH	160'
BAY SIZE	54' x 160'
TRUCK COURT	180' shared
LIGHTING	LED Fixtures
SPRINKLER SYSTEM	ESFR
ZONING	MH; Ideal business environment for manufacturers, import/export, logistic solutions, etc.

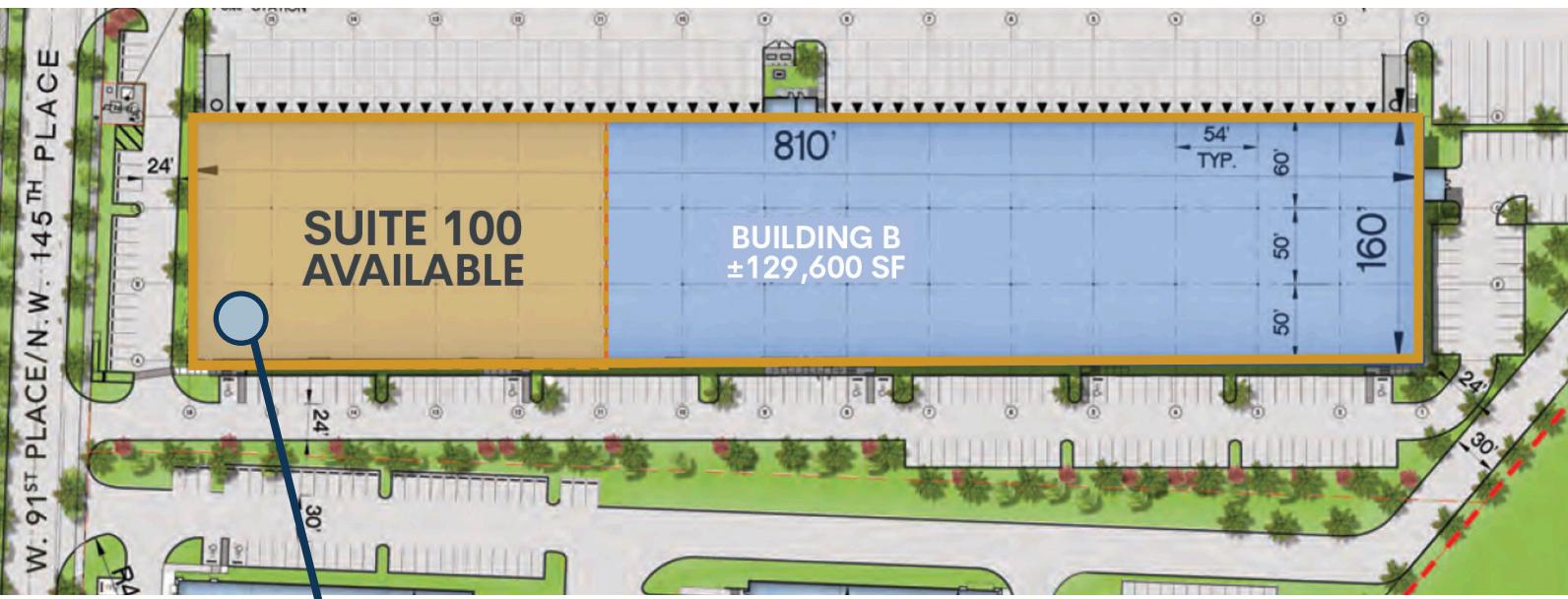
Class-A Space,
Available Immediately



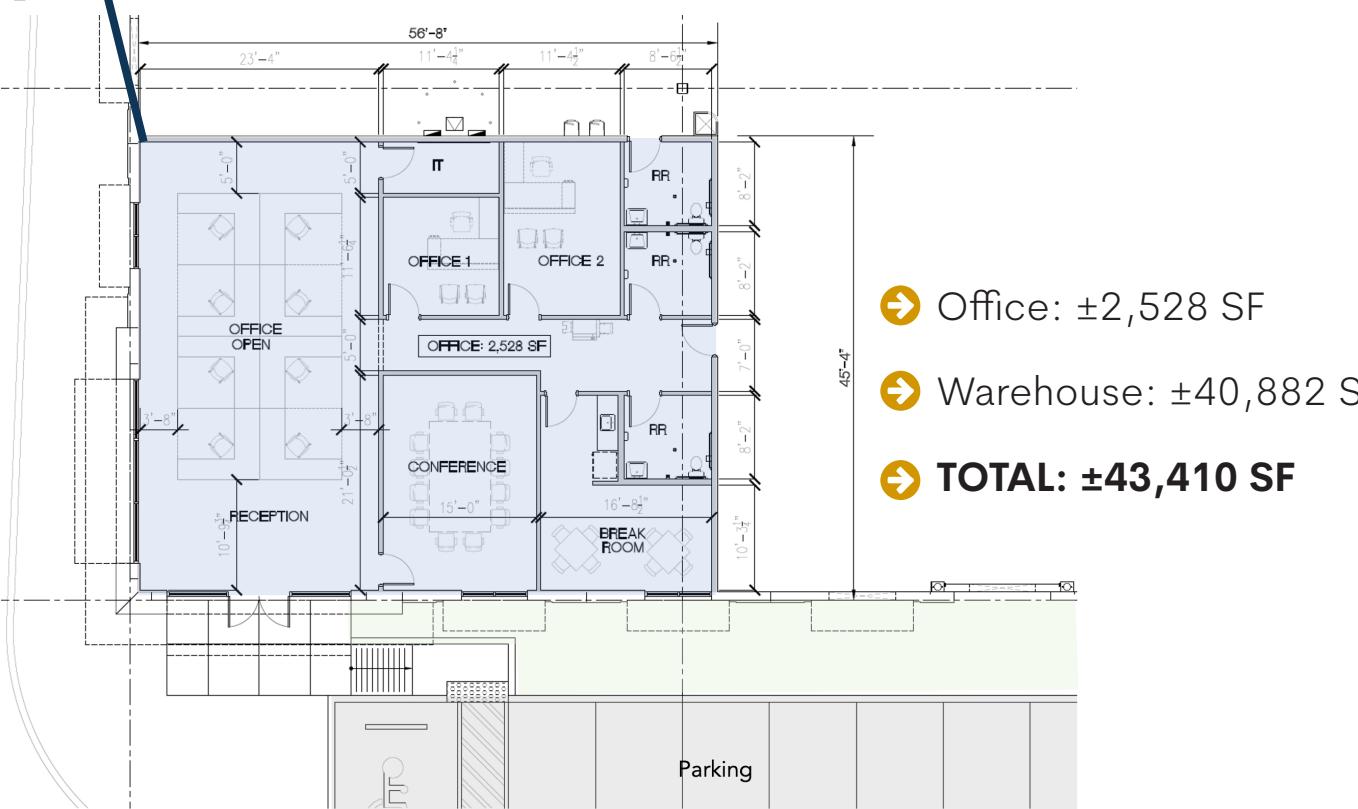
BEACON
LOGISTICS
PARK



BUILDING B SITE PLAN



OFFICE FLOOR PLAN



2nd Generation
Warehouse with Office



MAJOR CORNER
ENTRY FEATURE

The Newest Logistics and Distribution
Built-To-Suit Park in South Florida

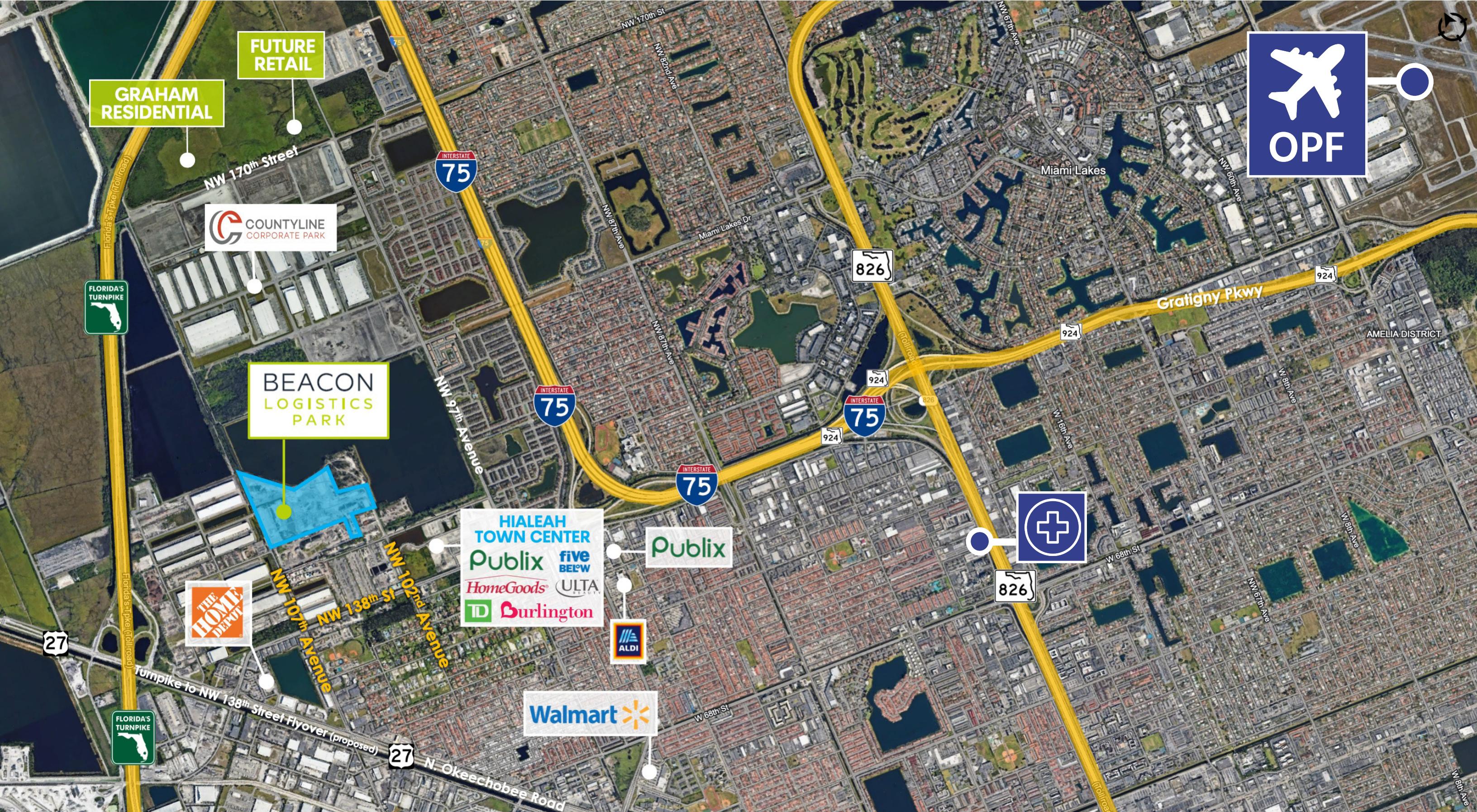
BEACON LOGISTICS PARK INDUSTRIAL DEVELOPMENT



BEACON
LOGISTICS
PARK



**±43,410 SF
AVAILABLE**



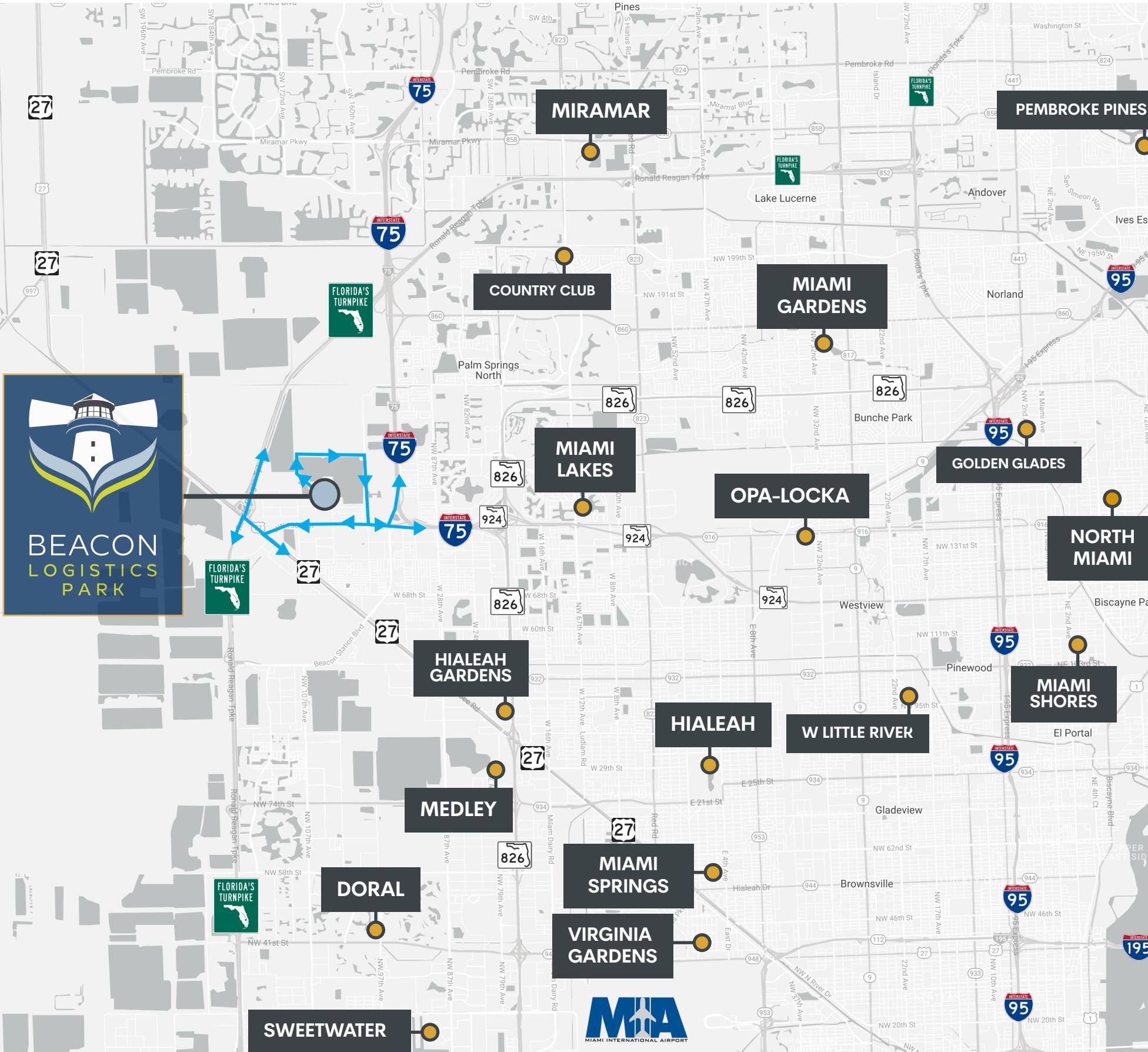
STRATEGIC LOCATION

Within Immediate Access To I-75,
US-27, Turnpike & Palmetto Expressway

MIAMI-DADE COUNTY

HIALEAH, FL

Quick And Convenient Access to
Miami International Airport, Port
Miami, and Port Everglades



STRATEGIC ACCESSIBILITY AND CONNECTIVITY ON THE WESTERN EDGE OF MIAMI-DADE COUNTY IN HIALEAH, FL

Beacon Logistics Park is strategically located on the western edge of Miami-Dade County in close proximity to Interstate 75, US Highway 27/Okeechobee Rd, the Florida Turnpike, Palmetto Expressway, and the Gratigny Parkway. This location is ideal for access and distribution citywide as well as to neighboring Broward, Monroe and Palm Beach counties.

This site offers an ideal location for manufacturers, import/export, logistic solutions, and shipping companies that need convenient access to major transit corridors as well as Miami Opa Locka Executive Airport, Miami International Airport, Fort Lauderdale-Hollywood International Airport, Port Miami, and Port Everglades. Additionally, the area boasts a fast-growing population with immediate access to a large, skilled labor pool.

TRANSIT

FLORIDA'S TURNPIKE ±2-MI	INTERSTATE 75 ±2-MI	US HIGHWAY 27 ±2-MI
826 ±3-MI	924 ±3-MI	836 ±13.5-MI
INTERSTATE 95 ±11-MI	MIA MIAMI INTERNATIONAL AIRPORT ±10-MI	OPF OPA LOCKA EXECUTIVE AIRPORT ±9-MI
PORT MIAMI ±20-MI	FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT BROWARD COUNTY, FLORIDA ±30-MI	PORT EVERGLADES ±30-MI



Ideal Distribution Point Offering
Seamless Connectivity Throughout
Miami, Broward and Palm Beach

CENTRAL LOCATION
SEAMLESS CONNECTIVITY



BEACON
LOGISTICS
PARK



BEACON LOGISTICS PARK - BUILDING B

SUITE 100 AVAILABLE FOR LEASE

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INFORMATION
ONLINE**

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