



BEACON

LOGISTICS PARK
BUILDING B, SUITE 100



BEACON LOGISTICS PARK

BUILDING B, SUITE 100





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

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.



43,410
TOTAL
SQUARE
FEET (#100)



40,882
WAREHOUSE
SQUARE
FEET



2,528
OFFICE
SQUARE
FEET



18
LOADING
DOCK
DOORS



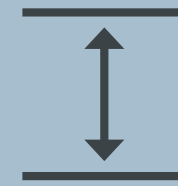
60'
SPEED
BAY



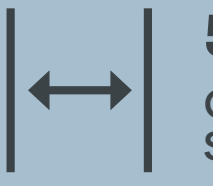
1
DRIVE-IN
RAMPS



±160'
BUILDING
DEPTHS



32'
CLEAR
HEIGHT



54'x50'
COLUMN
SPACING

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

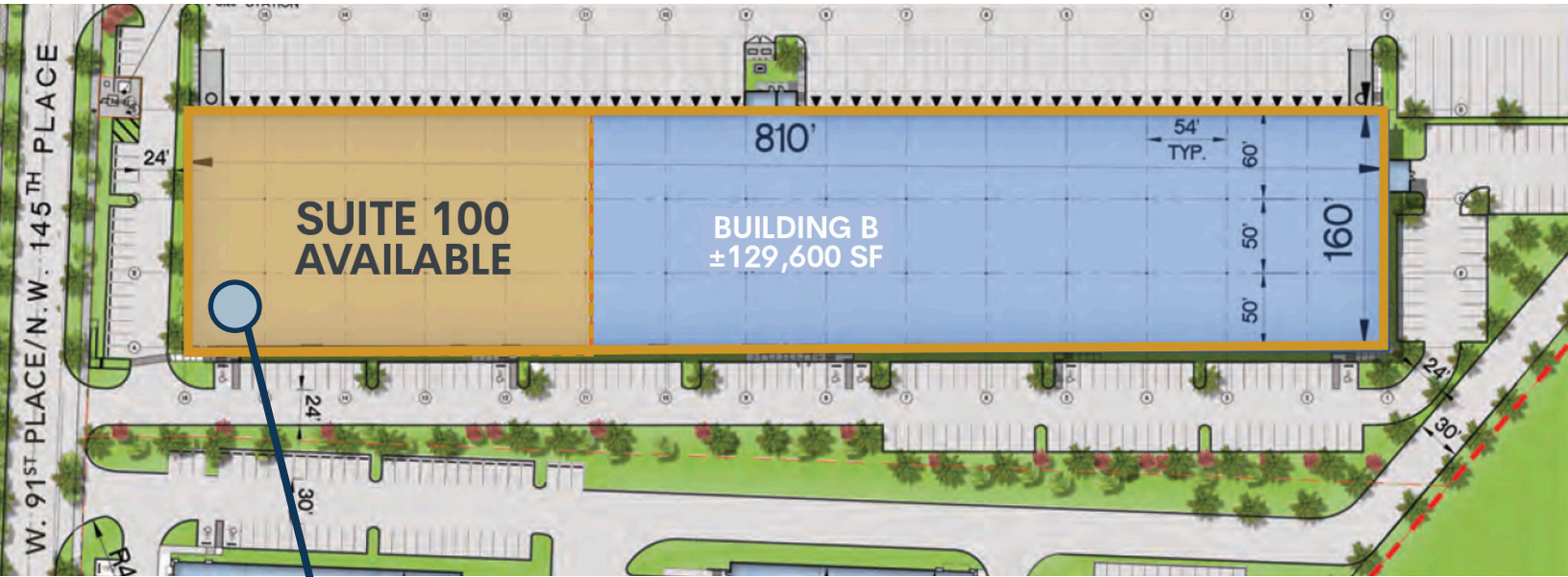
BUILDING SPECIFICATIONS

Class-A Space,
Available Immediately

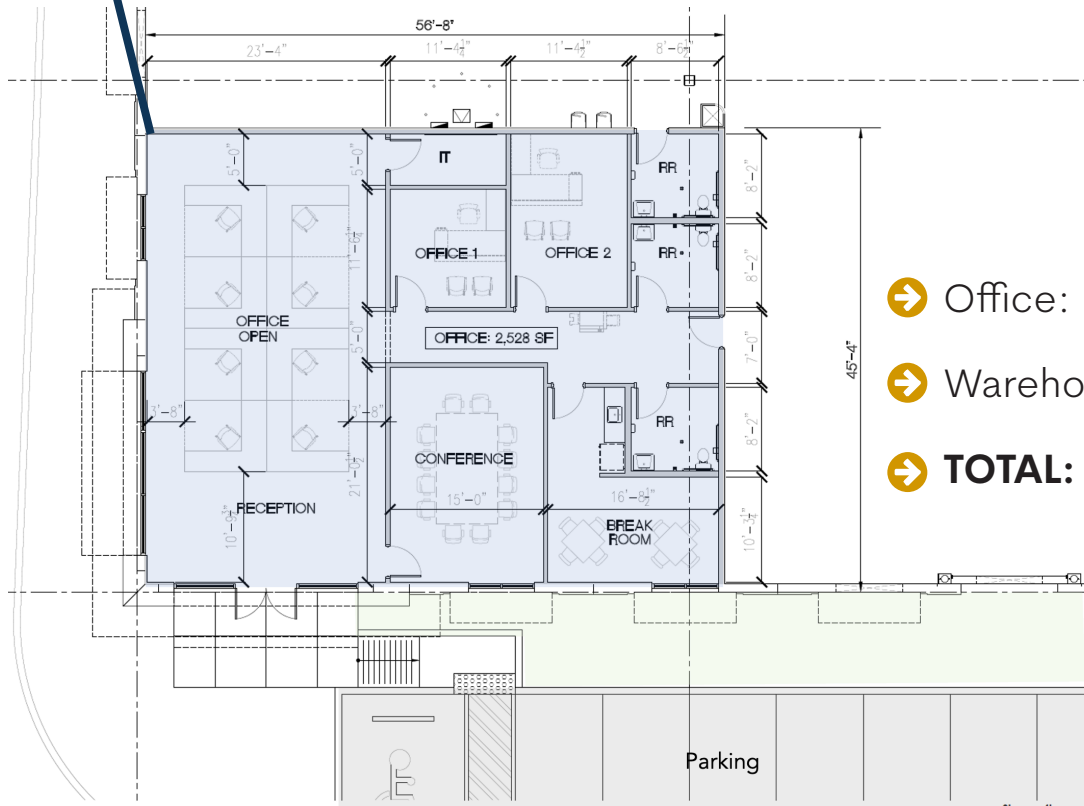
ADDRESS	4221 W 91st Place, Suite 100 Hialeah, FL
BUILDING B TOTAL SIZE	±129,600 SF
UNIT 100 SIZE	±43,410 SF
PARKING RATIO	1/1000 SF
CLEAR HEIGHT	32' Clear
DOCK DOORS	Eighteen (18); 9'x10' doors
RAMP & OVERSIZED OH DOOR	One (1) 14'x16' door
SPEED BAY AT DOCK	60'0"
COLUMN SPACING	54'0"x50'0" (typical)
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.



BUILDING B
SITE PLAN



OFFICE
FLOOR
PLAN



- ➔ Office: ±2,528 SF
- ➔ Warehouse: ±40,882 SF
- ➔ **TOTAL: ±43,410 SF**



2nd Generation
Warehouse with Office

MAJOR CORNER
ENTRY FEATURE

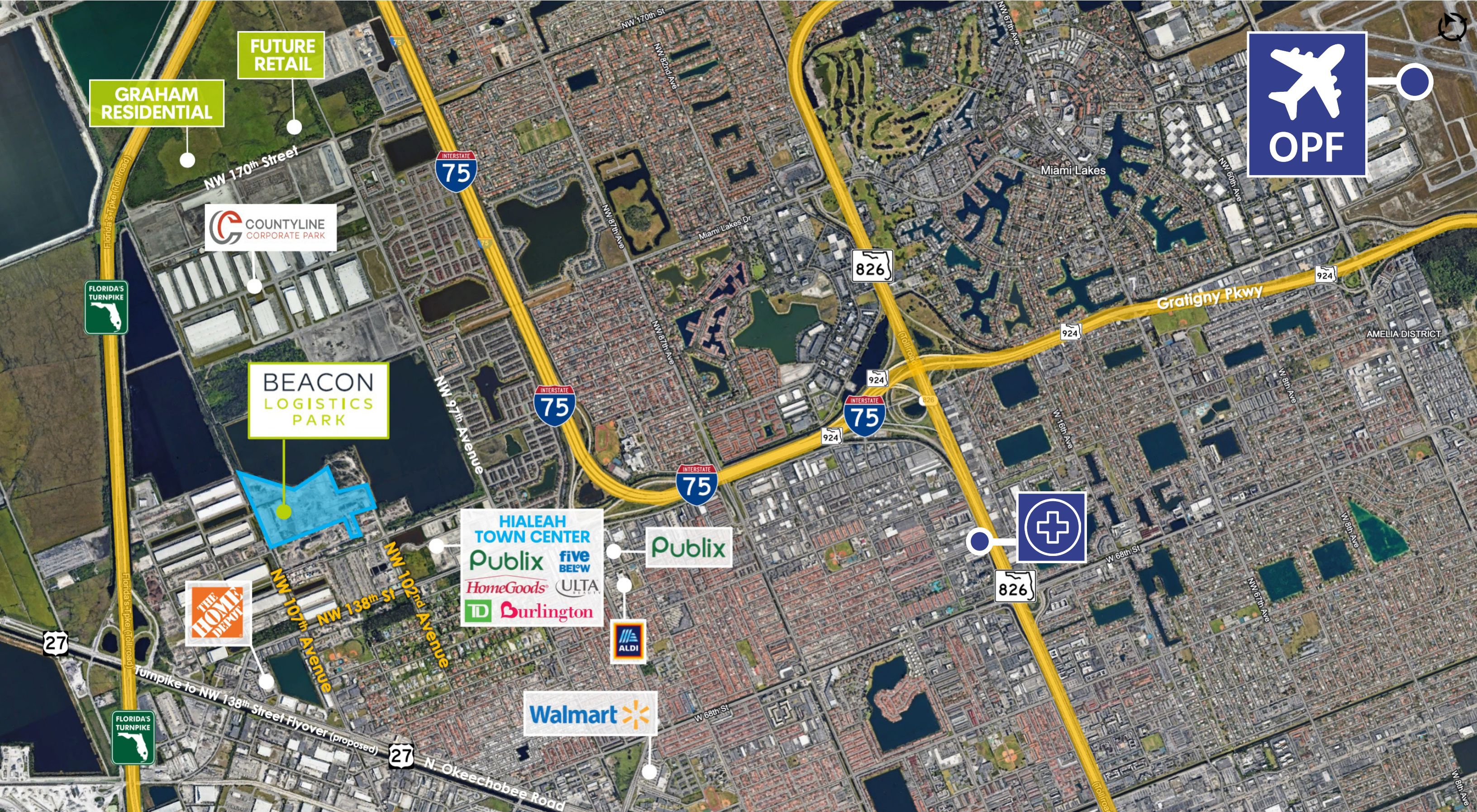
The Newest Logistics and Distribution
Built-To-Suit Park in South Florida

BEACON LOGISTICS PARK INDUSTRIAL DEVELOPMENT



BEACON
LOGISTICS
PARK





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

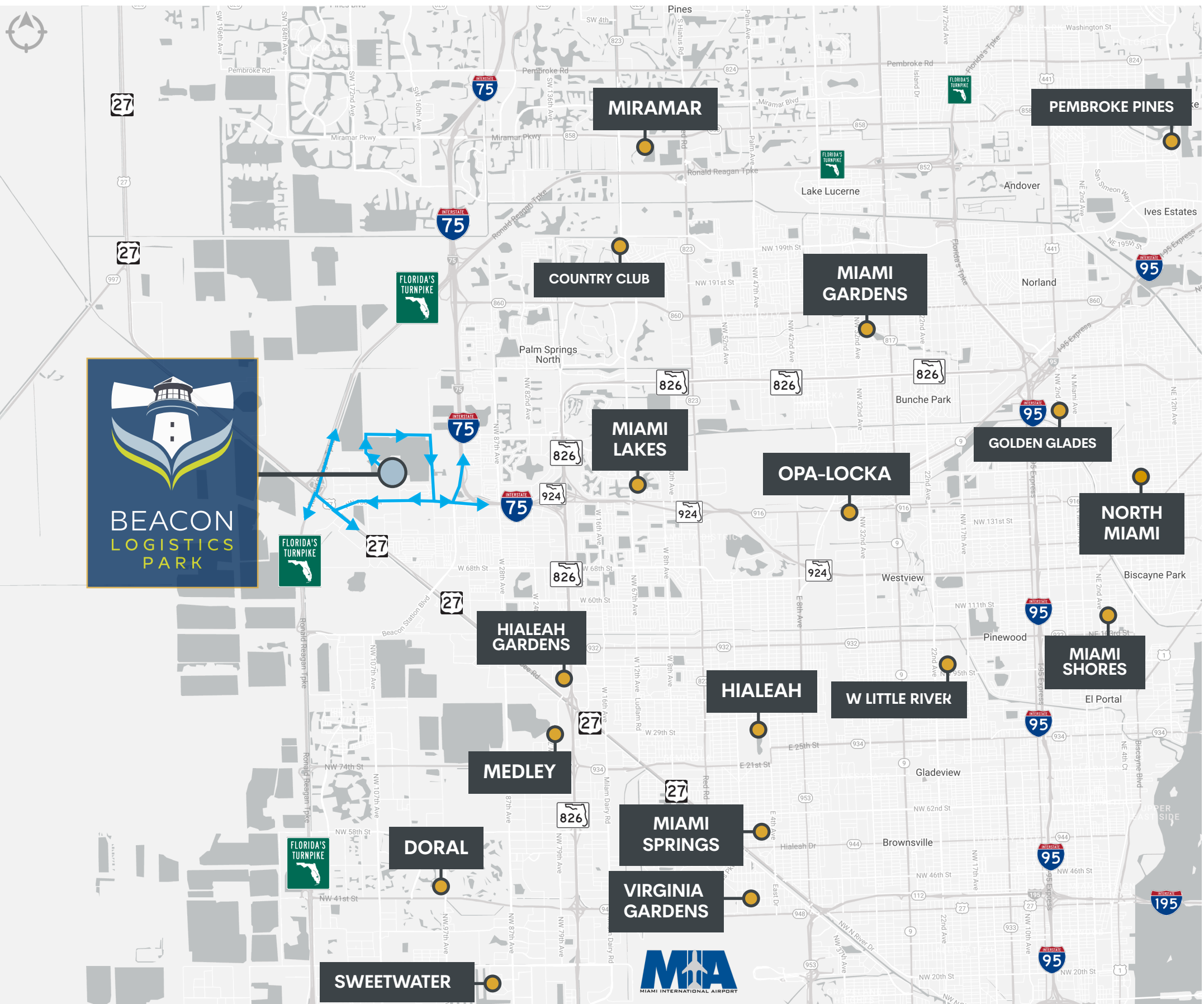
STRATEGIC ACCESSIBILITY AND CONNECTIVITY ON THE WESTERN EDGE OF MIAMI-DADE COUNTY IN HIALEAH, FL

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

 ±2-MI	 ±2-MI	 ±2-MI
 ±3-MI	 ±3-MI	 ±13.5-MI
 ±11-MI	 ±10-MI	 ±9-MI
 ±20-MI	 ±30-MI	 ±30-MI





MIAMI BEACH

DOWNTOWN MIAMI

BRICKELL

MIA
MIAMI INTERNATIONAL AIRPORT

CORAL GABLES

DORAL

HIALEAH

NW 138th ST

±31,075
VPD (2022)

±121,332
VPD (2020)

Publix
five BELOW
HomeGoods
Burlington
ULTA
TD Bank

±26,092
VPD (2022)

±43,410 SF
AVAILABLE

SUITE
100
BUILDING B



BEACON
LOGISTICS
PARK

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

Fairchild Partners[®]
Licensed Real Estate Brokers



SEBASTIAN JUNCADILLA, SIOR
CEO

786.223.3689

sebjuncadella@fairchildpartners.com



JOSE JUNCADILLA, SIOR
Founder | Principal

O: 305.668.0620

jjuncadella@fairchildpartners.com



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