



ARES
INDUSTRIAL
MANAGEMENT

MIAMI MIDWAY PARK

9535 & 9675 NW 174TH STREET, MIAMI, FL 33018

FOR LEASE | From 16,848 SF - 106,951 SF Available | Class A Warehouse Distribution Buildings



BUTTERS REALTY & MANAGEMENT

JC CONTE, SIOR | 954-336-8001 | JCCONTE@BUTTERS.COM
BRIAN AHEARN, CCIM | 954-937-4540 | BAHEARN@BUTTERS.COM
VIRGINIA CALCAÑO | 954-588-9033 | VCALCANO@BUTTERS.COM

COLLIERS INTERNATIONAL

ERIN BYERS | 786-493-3178 | ERIN.BYERS@COLLIERS.COM
LAUREN PACE | 305-710-3994 | LAUREN.PACE@COLLI
RUBEN SUAREZ | 305-390-4286 | RUBEN.SUAREZ@COLLIERS.COM

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Property

FEATURES

- Total Park Size: 505,518 SF
- Construction Type: Tilt-Up
- Clear Height: 32'
- Loading: Dock High - Rear Load
- Parking Ratio: 1:1,000

- Truck Court Depths: 170'-180' (shared)
- Turnkey Spec Office
- EV Charging Stations Capable
- Institutional Ownership
- Property Video: <https://vimeo.com/1029283923>



BUILDING 4
 9535 NW 174th Street

- 106,951 SF remaining
- Divisible
- 2,367 SF Office
- 3,089 SF Office
- 32' Clear
- 22 Docks
- 6 Knock outs
- 1 Ramp

BUILDING 2
 9675 NW 174th Street

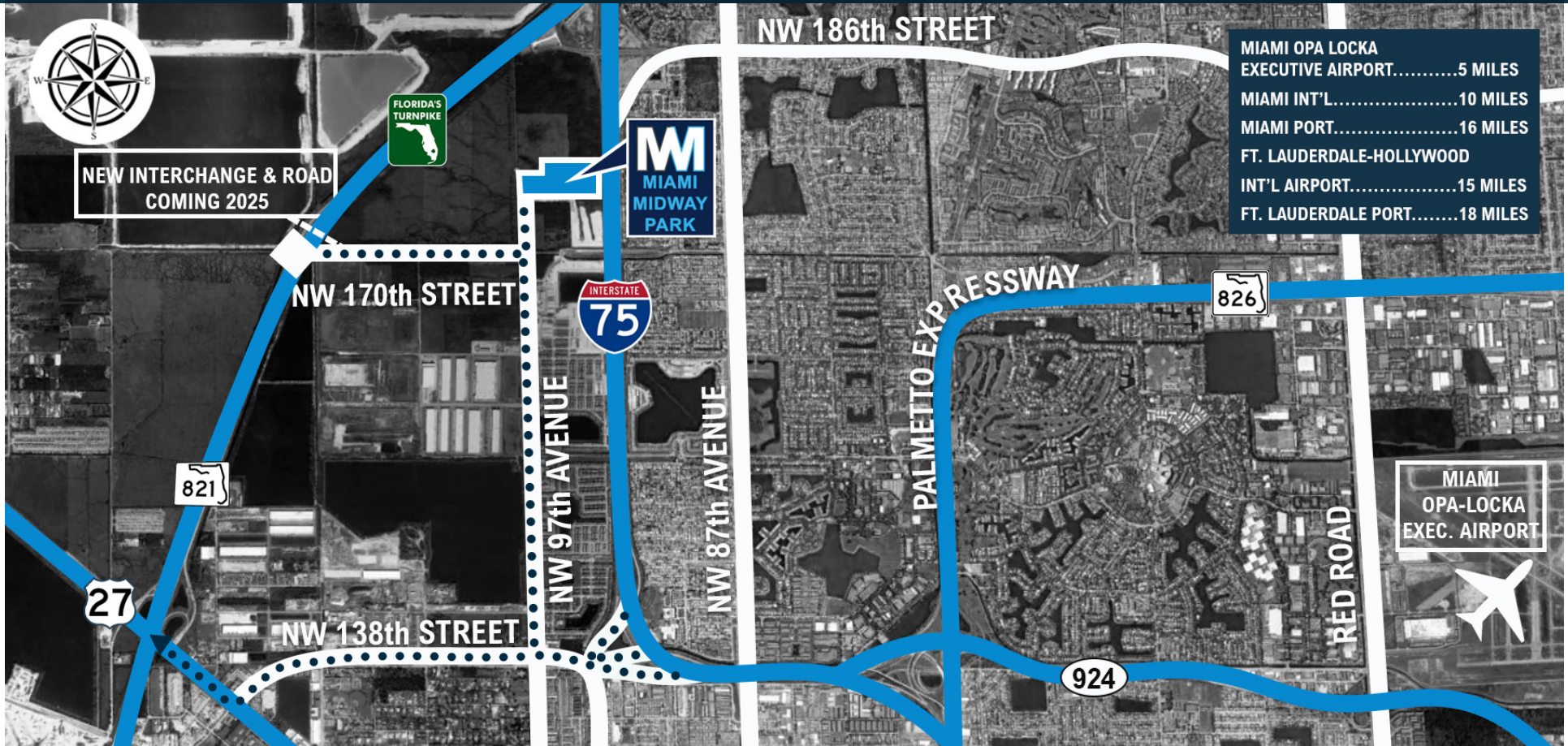
- 16,848 SF remaining
- 1,648 SF Office
- 32' Clear
- 4 Docks

Location

HIGHLIGHTS

Strategic regional location between Miami-Dade & Broward Counties with access to 83% of South Florida's 6.1M residents within 60 minutes

- Access to Key Labor Force
- 2 Miles - 12,304 Employees
 - 5 Miles - 127,334 Employees
 - 10 Miles - 512,299 Employees



ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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