



MIDPOINT
— LOGISTICS —

INDUSTRIAL SPACE AVAILABLE FOR LEASE

±46,000 SF - ±100,516 SF



COUNTYLINE CORPORATE PARK
11250 W 36TH AVENUE,
HIALEAH, FL 33018

CBRE

Dalfen
INDUSTRIAL

MODERN CLASS A INDUSTRIAL FACILITY

Midpoint Logistics is a cutting-edge industrial project located in one of Miami-Dade's top submarkets. With immediate access to Florida's Turnpike, I-75, and the Palmetto Expressway, the development by Dalfen Industrial is ready for occupancy.

PROPERTY HIGHLIGHTS



Prime Location at
Countyline Corporate
Park



Ideal for servicing the
tri-county area



Quick access to PortMiami,
Port Everglades, MIA &
FLL airports



Direct interchange
at NW 170th St. and
Florida Turnpike



Surrounded by major
brands: Home Depot,
Target, Mitsubishi,
and more



Truck court can be
fenced and secured



BUILDING HIGHLIGHTS

BUILDING SIZE

±297,918 SF

COLUMN SPACING

54' W X 47' D

AVAILABLE SF

±46,000 SF - 100,516 SF

BAY SIZE

54' X 248'

OFFICE SF

±2,795

CLEAR HEIGHT

32'

LOADING

51 DOCKS, 1 OVERSIZED RAMP

FIRE SUPPRESSION

ESFR

PARKING

.84/1,000

NON SHARED TRUCK COURT

120'

LIGHTING

LED @ 36 FC

PIT LEVELERS

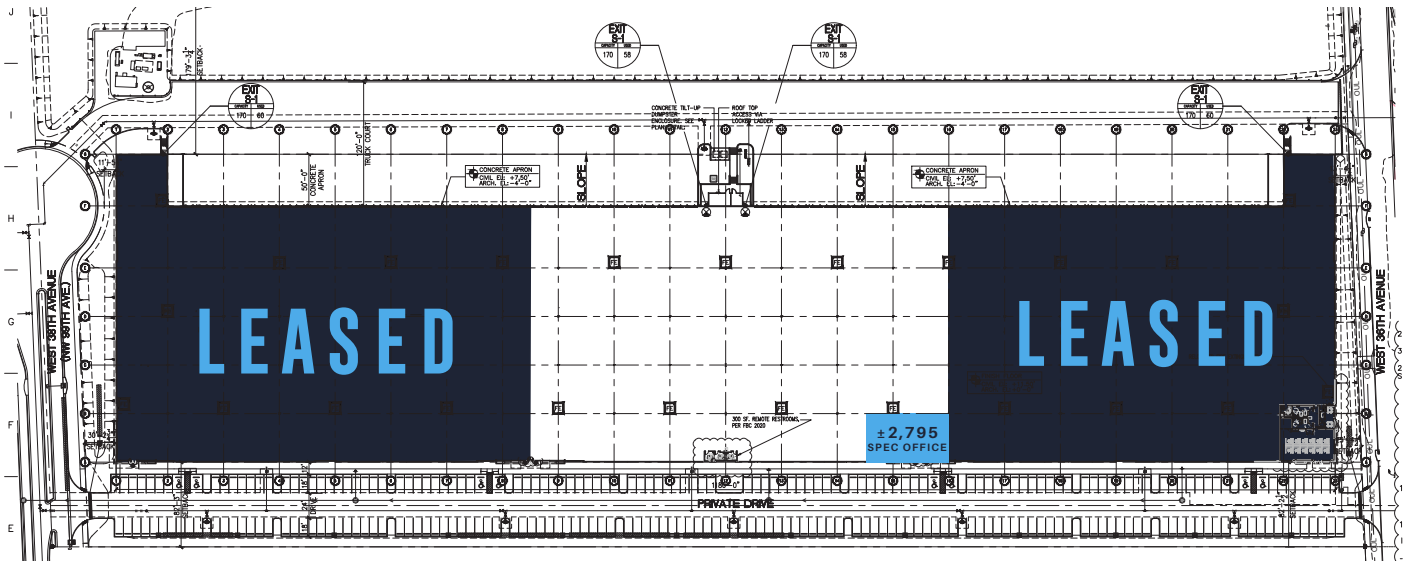
EVERY THIRD DOOR

NET RENT

\$15.75 SF

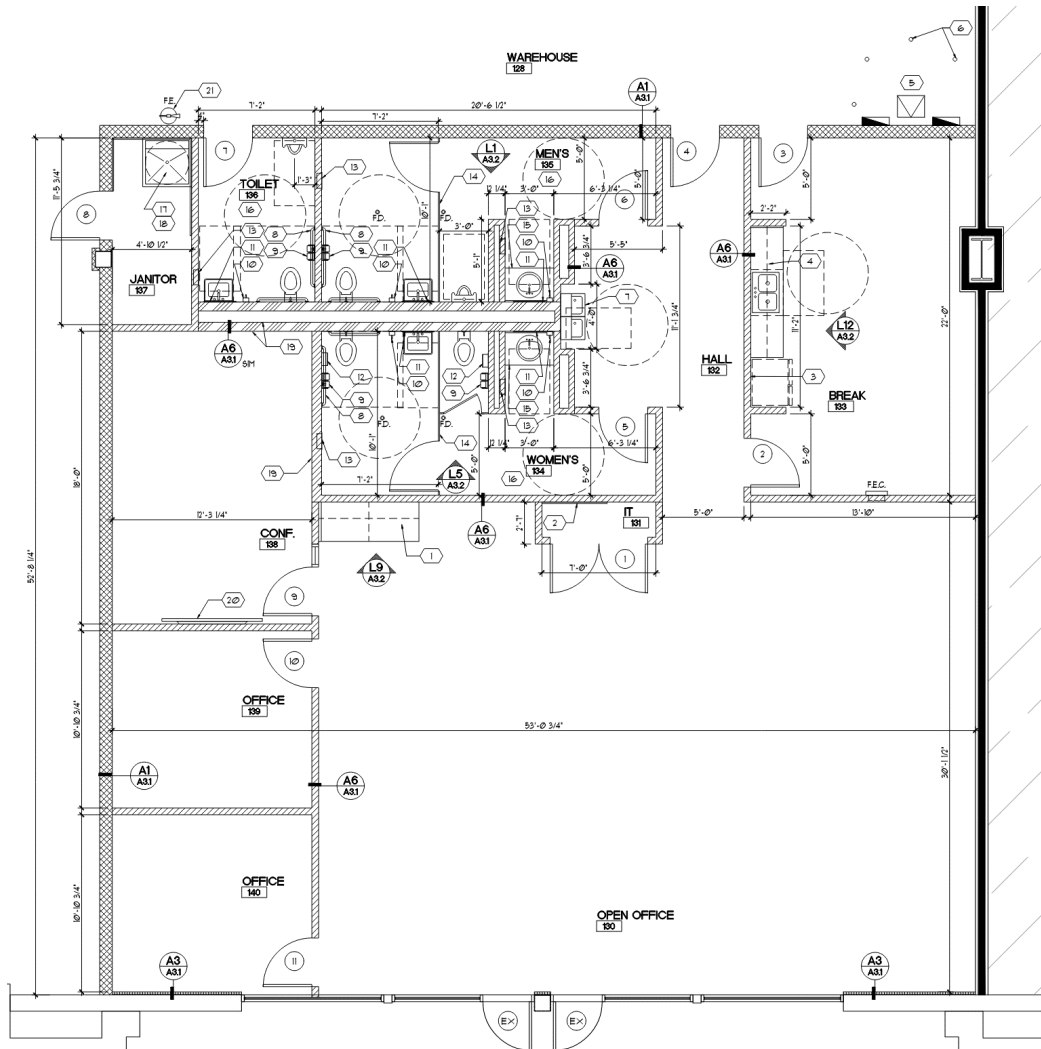
2026 OPEX

\$4.68 SF



OFFICE PLAN

±2,795 SF



LOCATION OVERVIEW

DRIVE TIMES

1.20 MILES
FLORIDA TURNPIKE
(U/C)

2.20 MILES
I 75
(VIA 138TH STREET)

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

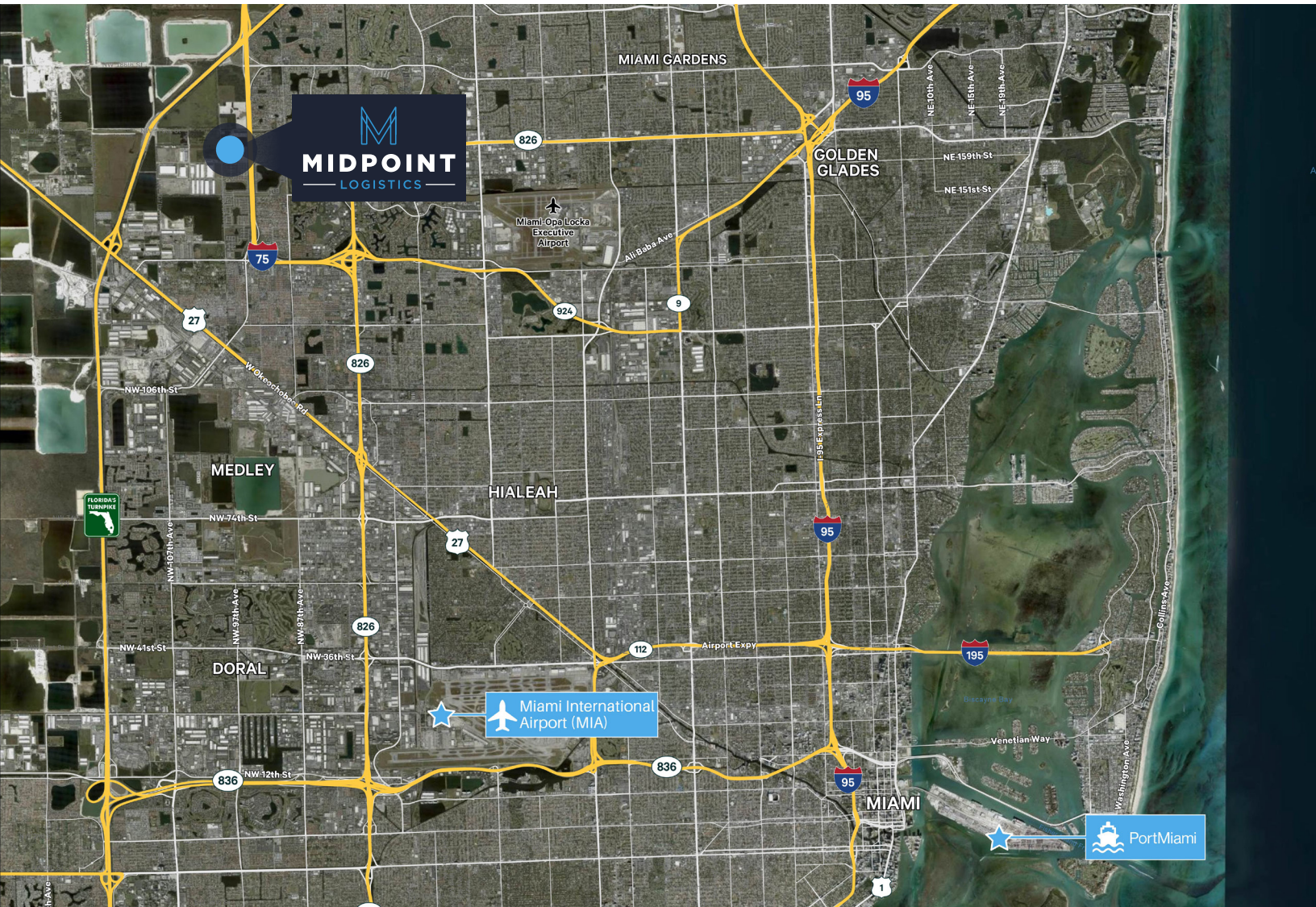
12.0 MILES
TRI-RAIL HIALEAH MARKET

12.0 MILES
MIAMI INTERNATIONAL
AIRPORT

20.8 MILES
PORTMIAMI

29.6 MILES
FT LAUDERDALE
INTERNATIONAL AIRPORT

31.8 MILES
PORT EVERGLADES





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