

INDUSTRIAL FACILITY FOR SUBLEASE

UP TO ±325,739 SF

AVAILABLE 08/01/2026



HIALEAH

3780 W 104TH ST, HIALEAH, FL 33018



COUNTYLINE CORPORATE PARK

PROPERTY HIGHLIGHTS

Class-A Industrial Building

Ideally positioned in Countyline Corporate Park, 3780 W 104th Street offers quick access to Florida's Turnpike, I-75, U.S. 27 and SR 826, with Miami International Airport just 25 minutes away and Fort Lauderdale-Hollywood International under 40 minutes. Its strategic location ensures seamless connectivity to Miami-Dade, Broward and the greater South Florida market, making it a prime hub for regional and international distribution

Excellent Location

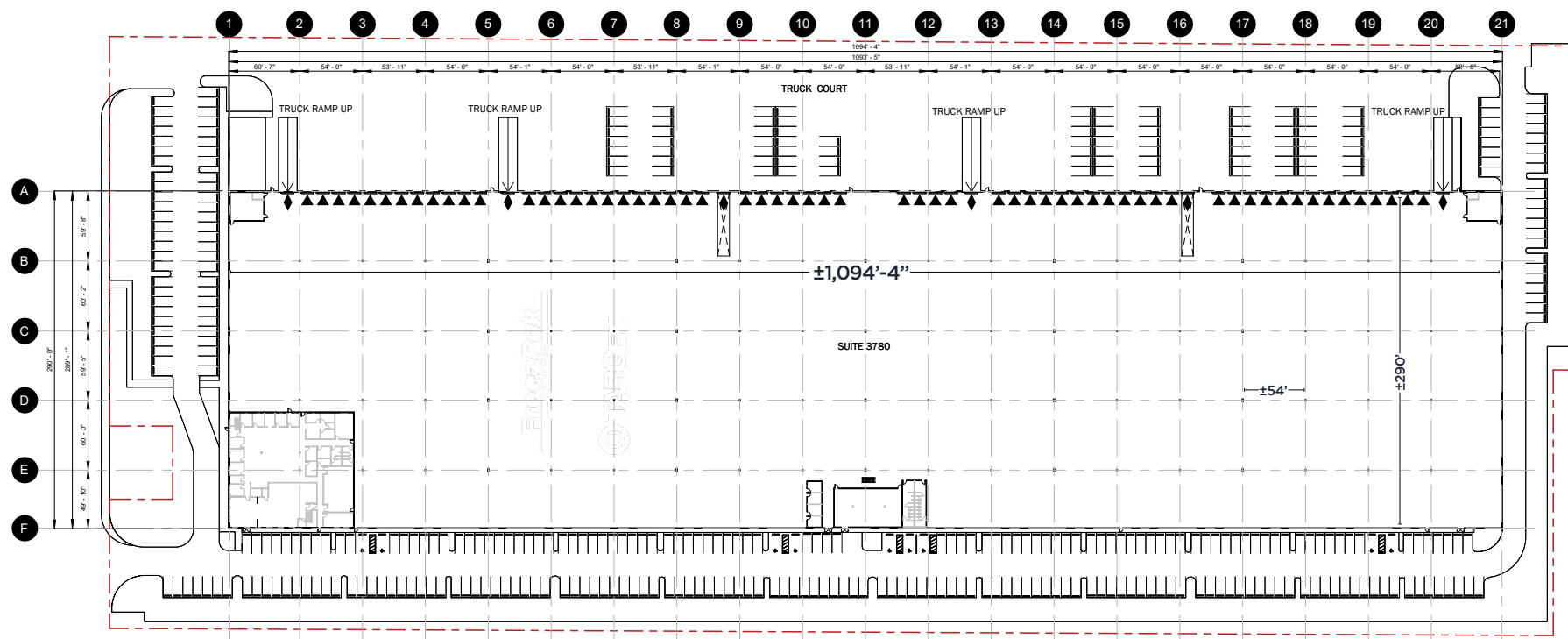
- Strategically situated to service the entire tri-county region
- Efficient access to the essential logistics hubs of Port Miami, Port Everglades, Miami International Airport and Ft. Lauderdale International Airport
- Full interchange at NW 170th Street and the Florida Turnpike
- Corporate neighbors include Home Depot, Target, FreezPak, Mitsubishi Logistics and KLX / Boeing
- Fenced and secure truck court

Sublease Rate: \$12.95/SF NNN (Exp. 12/31/28)



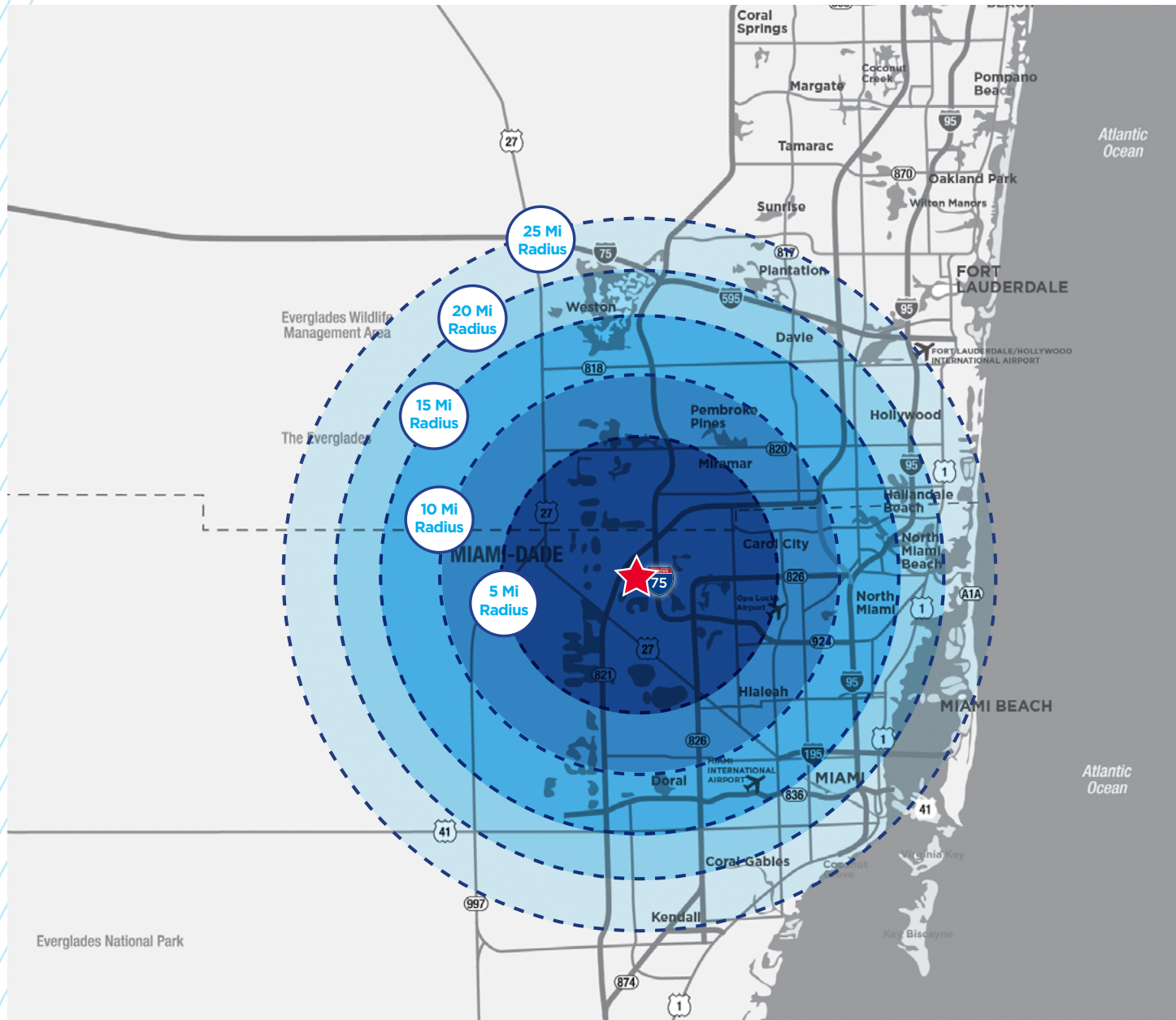
BUILDING HIGHLIGHTS

Available SF:	±325,739 SF	Lighting:	LED Efficient
Main Office:	±10,957 SF	Bay Size:	54' x 290'
Main Office Mezzanine:	±7,185 SF	Fire Suppression:	ESFR
Warehouse Offices/Breakroom:	±3,758 SF	Pit Levelers:	14
Clear Height:	±32'	Truck Court:	126' non-shared and secure
Dock / Drive-in Doors:	67 Dock Doors / 6 Ramps	Current Use:	Window & Door Manufacturing & Distribution
Amenities:	Climate controlled warehouse, power and compressed air line distribution throughout		



W 104TH STREET
FRONTAGE

LOCATION OVERVIEW



FLORIDA TURNPIKE (U/C)

0.8 MILES

INTERSTATE 75
(VIA 138TH STREET)

2.2 MILES

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

3.5 MILES

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

3.5 MILES

TRI-RAIL HIALEAH MARKET

12.0 MILES

MIAMI INTERNATIONAL
AIRPORT

12.0 MILES

PORTMIAMI

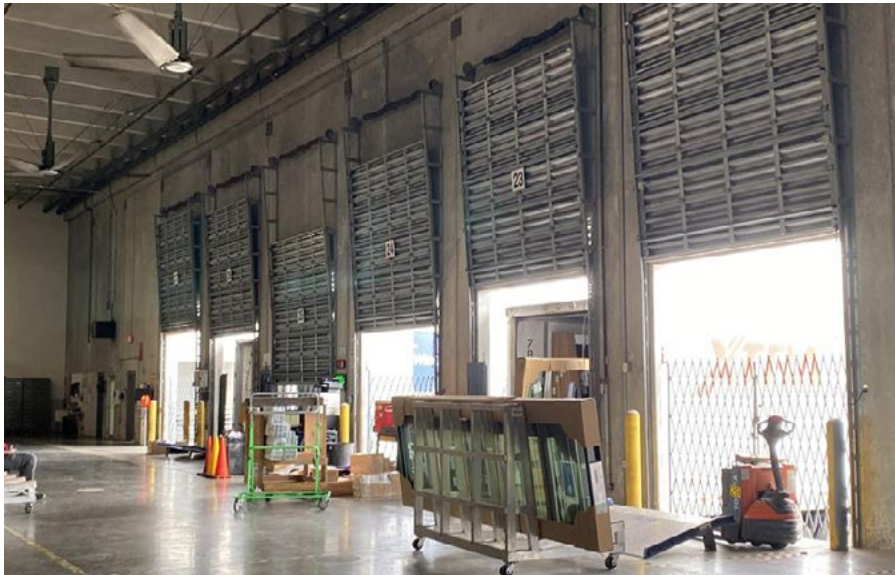
20.8 MILES

FT LAUDERDALE
INTERNATIONAL AIRPORT

29.6 MILES

PORT EVERGLADES

31.8 MILES



PROPERTY
PHOTOS



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