



BEACON

LOGISTICS PARK
BUILDING C





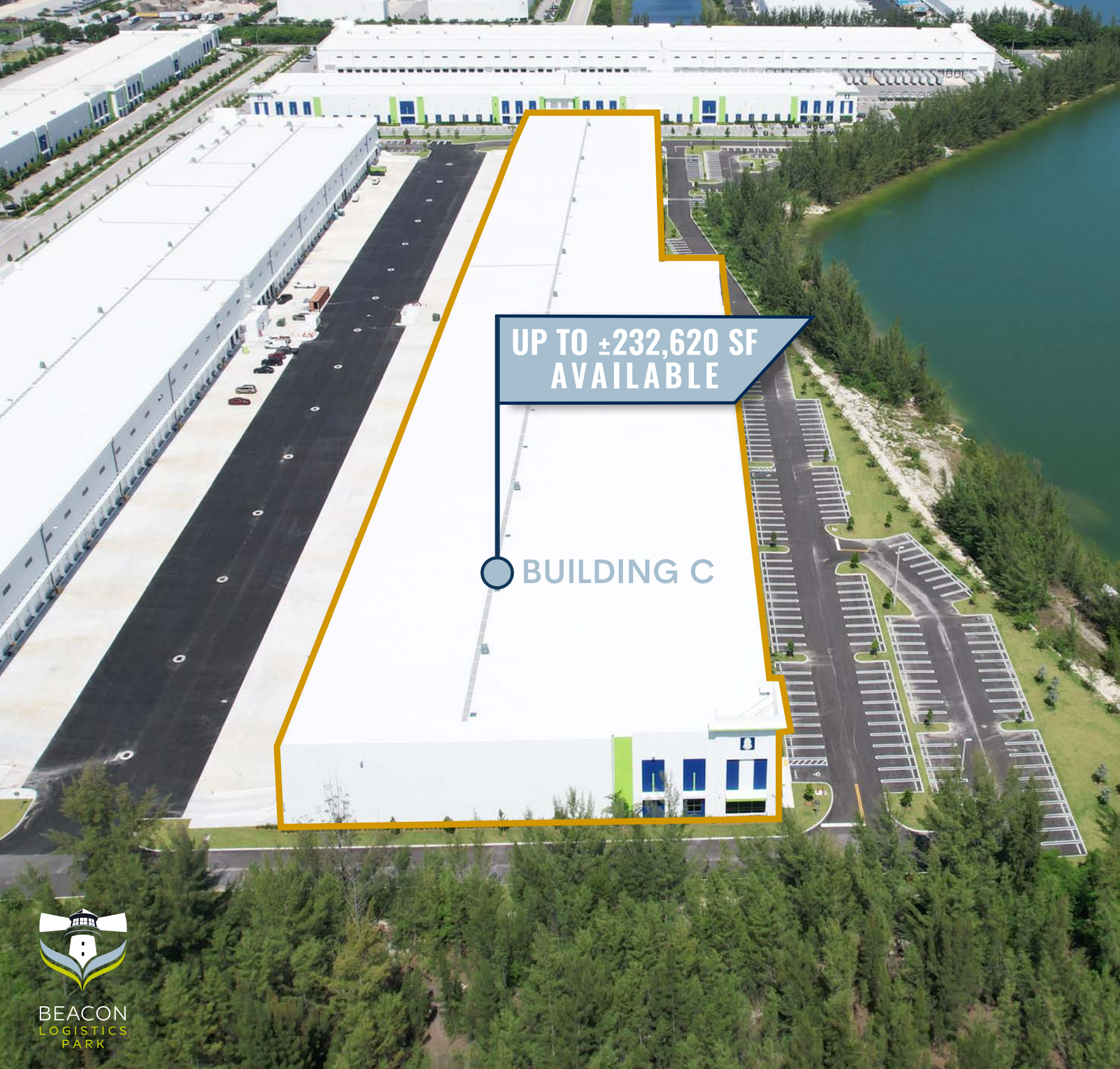
BEACON
LOGISTICS
PARK



UP TO ±232,620 SF
AVAILABLE



PLAY
VIDEO



BEACON LOGISTICS PARK, BUILDING C

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 C IS THE LAST PHASE WITHIN BEACON LOGISTICS PARK OFFERING ±232,620 SQUARE FEET OF NEW, CLASS A, SPACE.

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.

	232,620 TOTAL SQUARE FEET		12.92 LOT SIZE (ACRES)		223 PARKING SPACES
	80 LOADING DOCK DOORS		60' SPEED BAY		2 DRIVE-IN RAMPS
	±215' BUILDING DEPTHS		36' CLEAR HEIGHT		54' COLUMN SPACING

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

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

BUILDING SPECIFICATIONS

New Class-A Space,
Never Previously Occupied

ADDRESS	4141 W 91st Place, Hialeah, FL
DIVISIBLE	±42,240 - 232,620 SF
TENANCY	Multi-Tenant
DELIVERY	November 2024
LOT SIZE	±12.92 AC
PARKING	233 Vehicular Spaces
LOADING	Rear-Loading
CLEAR HEIGHT	36'
COLUMN SPACING	54' x 52'6" Typical
DOCK DOORS	80 Dock Doors
RAMPS	Two (2) Drive Ins
TRAILER PARKING	Optional Outparcel B with 68 Trailer Parking Available
LIGHTING	LED Fixtures
SPRINKLER SYSTEM	ESFR
ZONING	MH; Ideal business environment for manufacturers, import/export, logistic solutions, and shipping companies



HATCH INDICATES R.O.W DEDICATION

N.W. 107TH AVENUE

BUILDING A
205,704 SF.
LEASED

BUILDING B
130,476 SF
LEASED

BUILDING C
1214'
BUILDING C
232,620 SF.

BUILDING D
1160'
226,698 SF.
LEASED

BUILDING E
146,567 SF.
LEASED

BUILDING F
147,768 SF.
LEASED

LAKE

APROX. EDGE OF WATER



**UP TO ±232,620 SF
AVAILABLE**

**OPTIONAL TRAILER
PARKING AVAILABLE
±68 SPACES**

OUTPARCEL B
±2.78 ACRES

PROPOSED
PUMP STATION
OUTPARCEL C
±2.82 ACRES

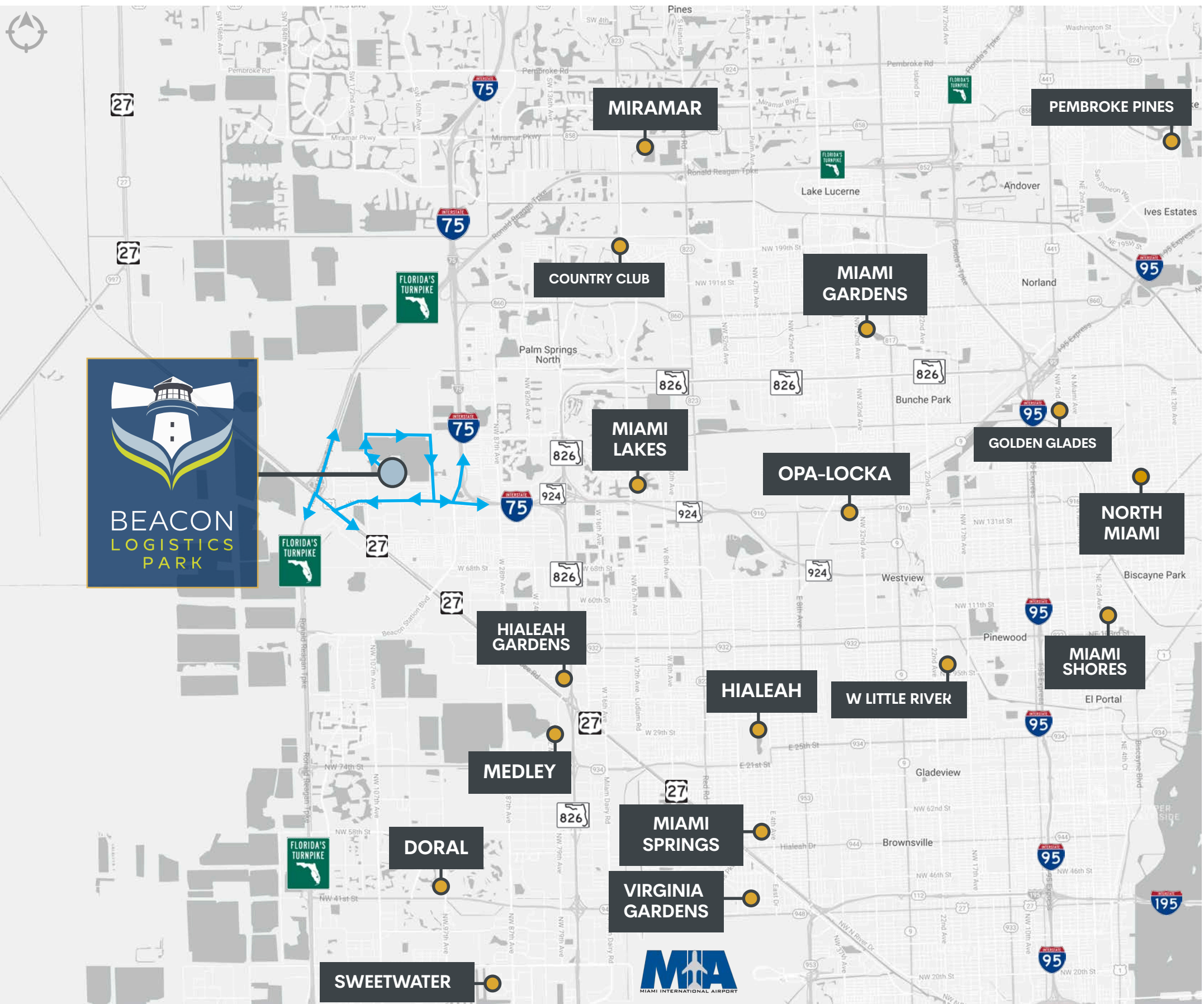


The Newest Logistics and Distribution
Built-To-Suit Park in South Florida

**BEACON LOGISTICS PARK
INDUSTRIAL DEVELOPMENT**

STRATEGIC LOCATION

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















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



Located within the thriving industrial market of Hialeah, FL

CENTRAL LOCATION OFFERING SEAMLESS CONNECTIVITY THROUGHOUT MIAMI



BEACON LOGISTICS PARK – BUILDING C

AVAILABLE FOR LEASE

Fairchild Partners[®]
Licensed Real Estate Brokers



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**VIEW MORE
INFORMATION
ONLINE**