



MIAMI / HIALEAH, FL

COUNTYLINE CORPORATE PARK

UP TO ±297,918 SF  
FOR LEASE



**MIDPOINT**  
— LOGISTICS —





## MODERN NEW CLASS-A INDUSTRIAL BUILDING

Midpoint Logistics is a state-of-the-art industrial development. The project is located in one of Miami-Dade's premier submarkets, providing immediate access to Florida's Turnpike, I-75, and the Palmetto Expressway. The project developed by industry veteran, Dalfen Industrial, is slated to be completed in a single phase, with anticipated delivery of the building in Q2 2023.

## Excellent Location at Countyline Corporate Park

- 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, PGT Windows & Doors and KLX / Boeing
- Can fence and secure truck court

**Rate upon request**



## 97TH AVE FRONTAGE

WEST 38TH AVENUE  
(NW 99TH AVE.)

NW 97TH AVENUE

### WAREHOUSE

CLEAR HEIGHT - 32 FEET  
DOCK DOORS - 74 DOCK DOORS  
DRIVE-IN DOCKS - 2 DOCK DOORS

### PARKING

BUILDING SF - 298,445 SF  
250 PARKING SPACES  
0.83/1000 RATIO

STANDARD - 242 SPACES  
HANDICAP - 8 SPACES

**BUILDING  
AREA**  
298,445 SF

±1,180'

54' TYP

47' TYP

60'

PRIVATE DRIVE

# BUILDING

## ±297,918 SF

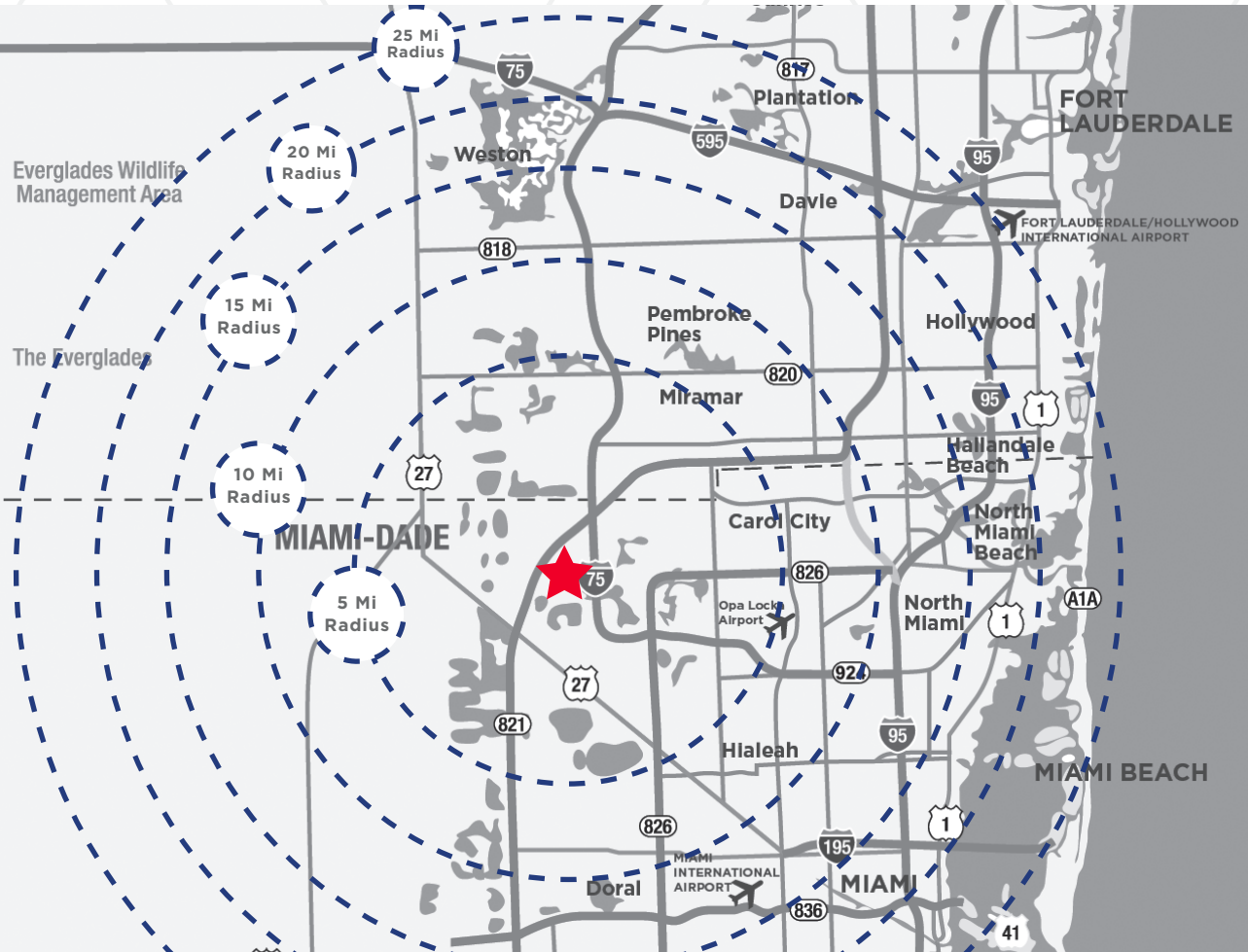
### Highlights

Square Feet	±297,918
Office SF	Spec
Dimensions	248' X 1,180'
Clear Height	32'
Dock / Drive-In Doors	74 / 2

Non Cross-Shared Truck Court	120'
Automobile Spaces	±250
Slab Depth	6"
Fire Suppression	ESFR
Pit Levelers	Every third door



# LOCATION OVERVIEW



Florida Turnpike (U/C)	0.80 miles	Miami International Airport	12.5 miles
Interstate 75 (via 138th Street)	2.20 miles	PortMiami	20.8 miles
Palmetto Exp. (826) (via 138th/75)	3.50 miles	Ft Lauderdale International Airport	29.6 miles
Tri-Rail Hialeah Market	12.0 miles	Port Everglades	31.8 miles

# RENDERINGS







# MIDPOINT

## — LOGISTICS —

**FOR MORE INFORMATION PLEASE CONTACT:**

**WAYNE RAMOSKI, SIO**  
Executive Managing Director

M +1 786 210 3563  
D +1 305 533 2840  
[wayne.ramoski@cushwake.com](mailto:wayne.ramoski@cushwake.com)

**SKYLAR STEIN**  
Director

M +1 859 801 5557  
D +1 305 533 2867  
[skylar.stein@cushwake.com](mailto:skylar.stein@cushwake.com)

**IVANNA LEITNER PEREZ**  
Brokerage Coordinator

D +1 786 853 5431  
M +1 786 792 5213  
[ivanna.leitner@cushwake.com](mailto:ivanna.leitner@cushwake.com)

