



GHEGK OUT OUR PROGRESS!
WALLS ARE UP AND ROOF IS GOING ON.





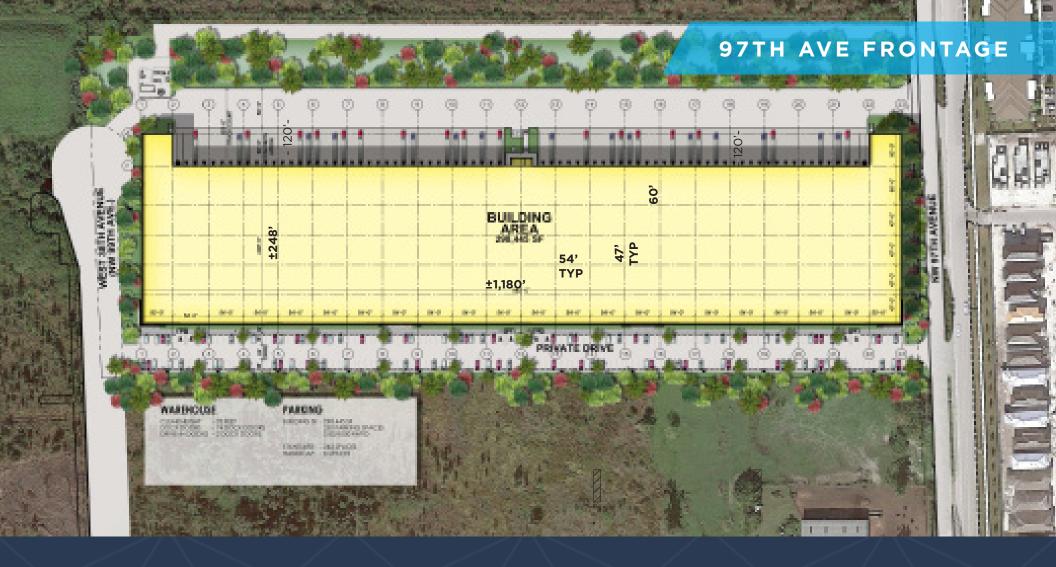
MODERN NEW CLASS-A INDUSTRIAL BUILDING

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 Q1 2024.

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

Starting at \$15.50/SF NNN



BUILDING

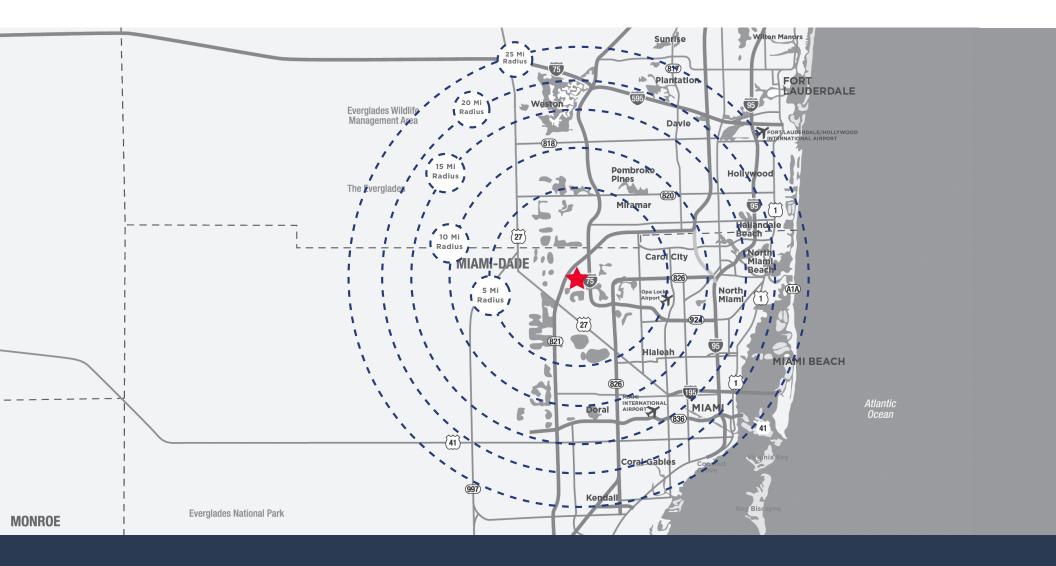
±297,918 SF

Highlights +

Square Feet	±297,918
Office SF	±2,870 Spec
Dimensions	248' X 1,180'
Clear Height	32'
Dock / Drive-In Doors	74 / 2

Non Cross-Shared Truck Court	120'
Automobile Spaces	±250
Lighting	LED @ 36 FC
Fire Suppression	ESFR
Pit Levelers	Every third door

// LOCATION OVERVIEW



Florida Turnpike (U/C)
Interstate 75 (via 138th Street)
Palmetto Exp. (826) (via 138th/75)
Tri-Rail Hialeah Market

0.80 miles
2.20 miles
3.50 miles
12.0 miles

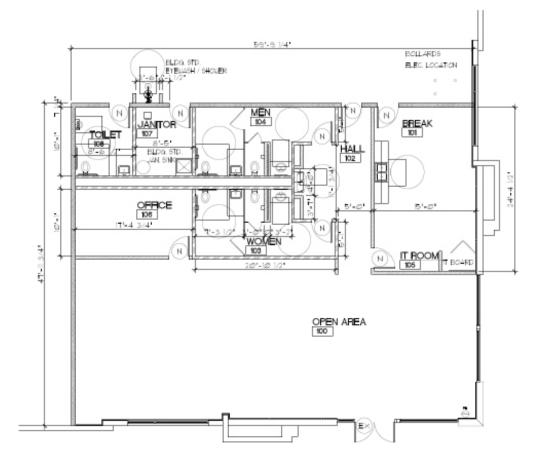
Miami International Airport
PortMiami
Ft Lauderdale International Airport
Port Everglades

12.5 miles
20.8 miles
29.6 miles
31.8 miles

// RENDERINGS







SPEC OFFICE PLAN

#2,870 SF



FOR MORE INFORMATION PLEASE CONTACT:

WAYNE RAMOSKI

Vice Chairman

M +1 786 210 3563

D +1 305 533 2840

wayne.ramoski@cushwake.com

IVANNA LEITNER PEREZ

Industrial Brokerage

M +1 786 792 5213

D +1 786 853 5431

ivanna.leitner@cushwake.com

SKYLAR STEIN

Senior Director

M +1 859 801 5557

D +1 305 533 2867

D 11303 333 2007

skylar.stein@cushwake.com

333 SE 2nd Avenue Suite 3900 Miami, FL 33131

+1 305 533 2840

cushmanwakefield.com





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