



**MIDPOINT**  
— LOGISTICS —

# INDUSTRIAL SPACE AVAILABLE FOR LEASE

±40,000 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

±40,000 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

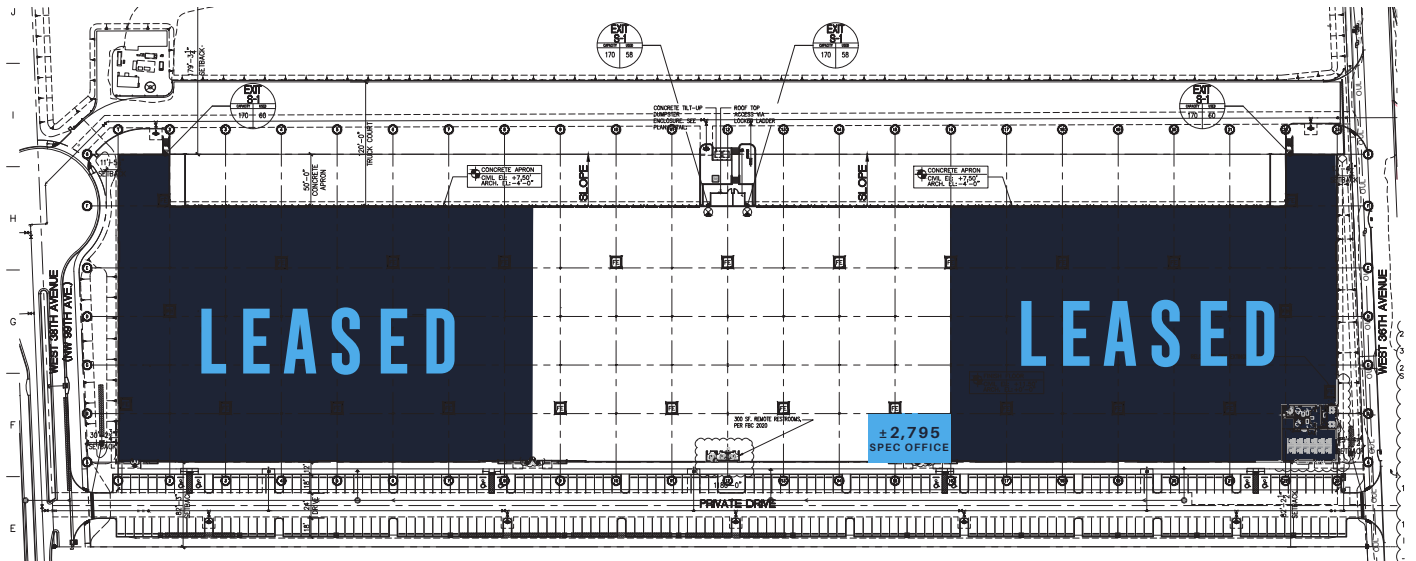
EVERY THIRD DOOR

## NET RENT

\$15.75 SF

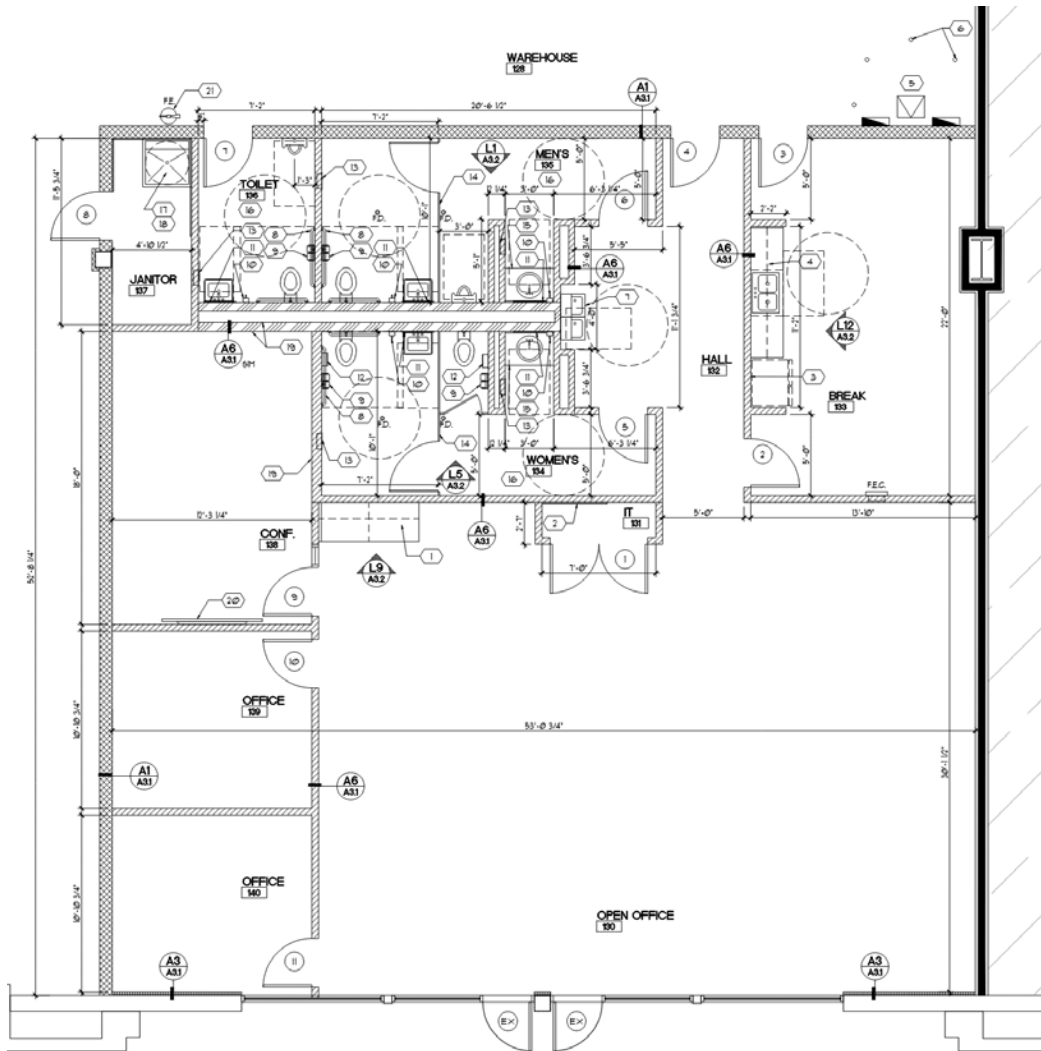
## 2026 OPEX

\$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)

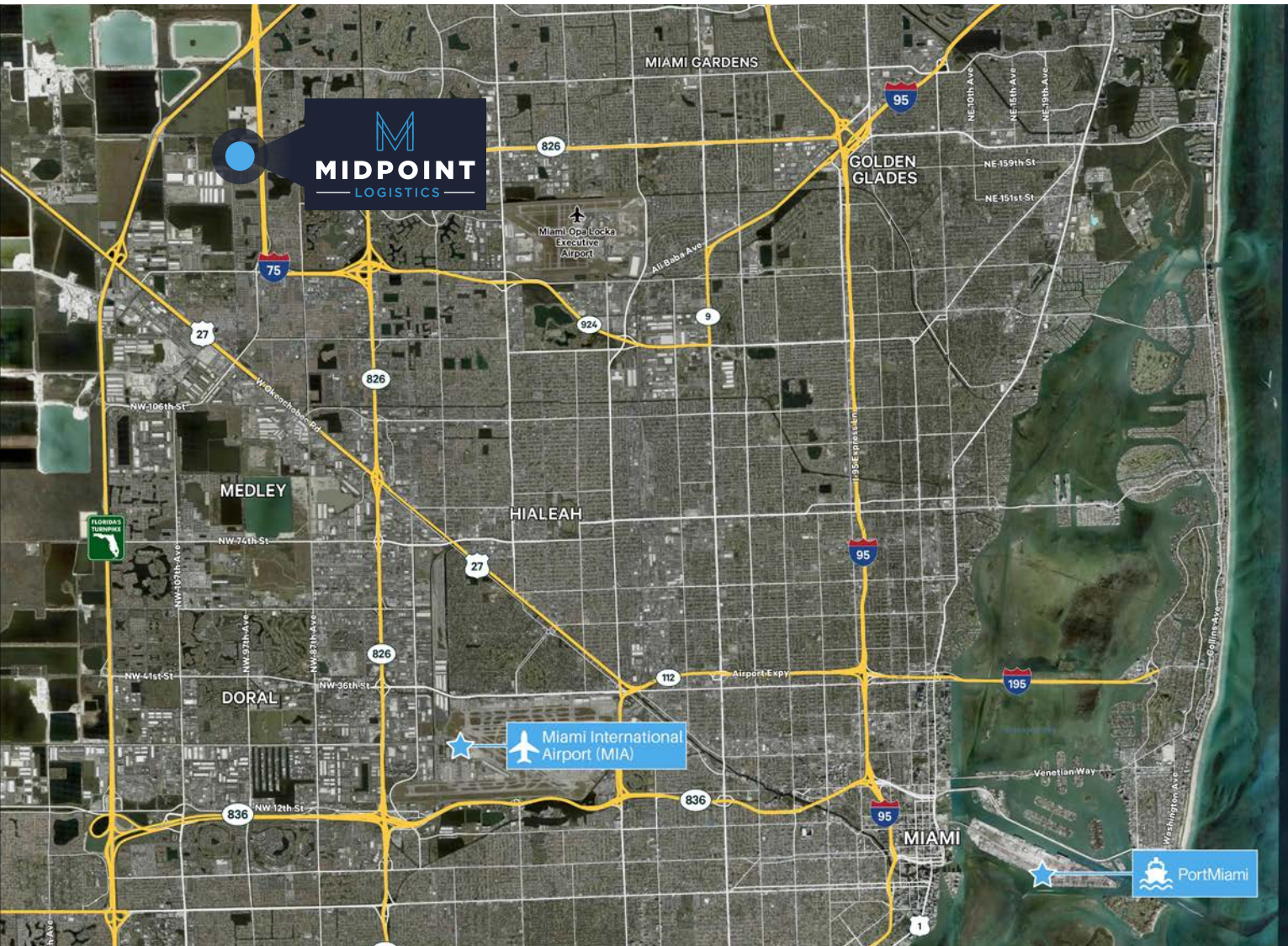
**12.0 MILES**  
TRI-RAIL HIALEAH MARKET

**12.0 MILES**  
MIAMI INTERNATIONAL  
AIRPORT

**20.8 MILES**  
PORTMIAMI

**29.6 MILES**  
FT LAUDERDALE  
INTERNATIONAL AIRPORT

**31.8 MILES**  
PORT EVERGLADES





# MIDPOINT

— LOGISTICS —



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