



ARES
INDUSTRIAL
MANAGEMENT

AVAILABLE
IMMEDIATELY

COUNTYLINE CORPORATE PARK

4120 W 104TH ST, HIALEAH, FLORIDA, 33018

FOR LEASE | 54,126 SQ FT | Class A Warehouse Facility



WAYNE SCHUCHTS

wayne.schuchts@srsre.com
305-607-3845

ANDREW LEHRER, SIOR

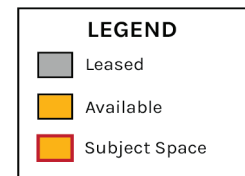
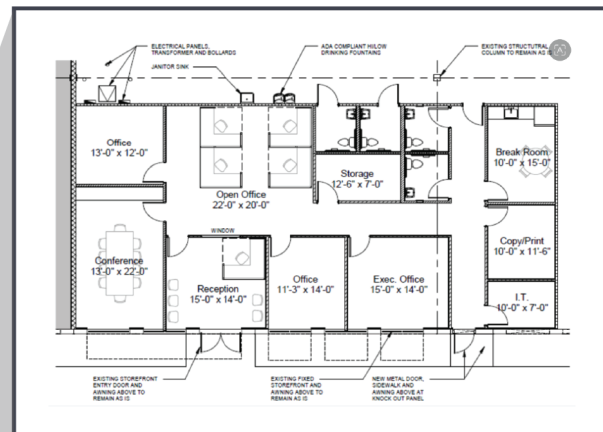
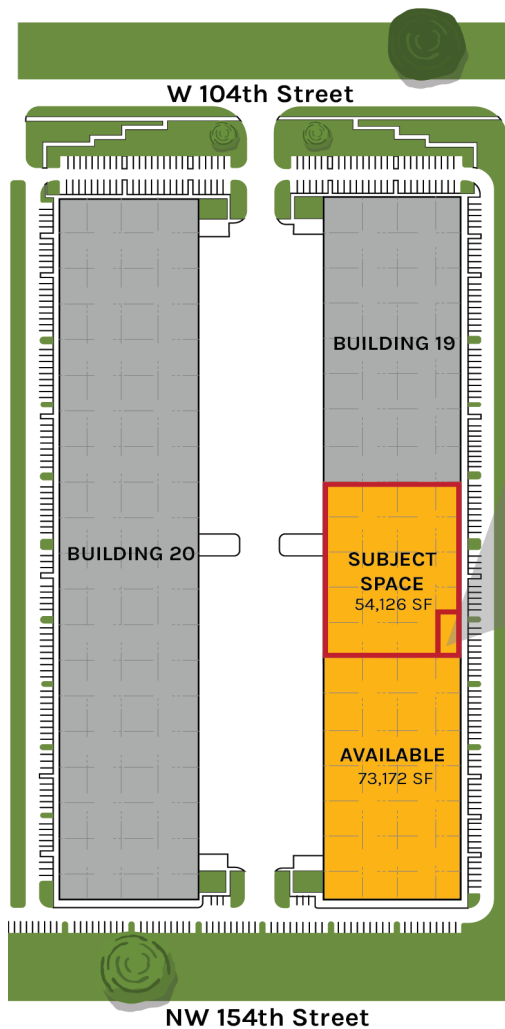
andrew.lehrer@srsre.com
305-215-6591

JARRETT HILLMAN

jarrett.hillman@srsre.com
609-361-4024

Property & Space FEATURES

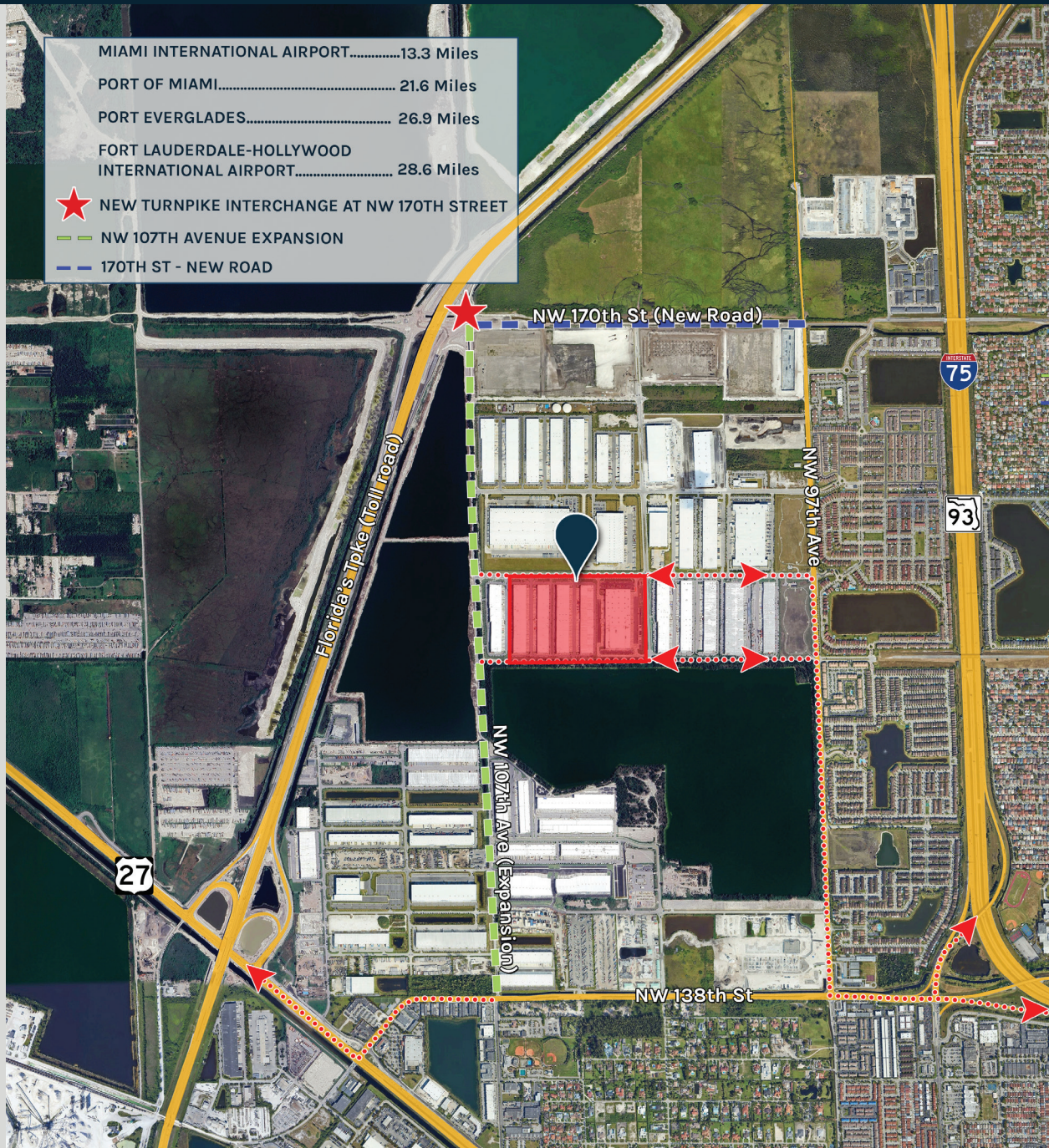
- 32' clear height
- ESFR sprinkler system
- LED lighting with motion sensors
- 54' x 50' column spacing (typical)
- 60' speed bay
- 180' shared truck court
- Office: 2,566 SQ FT
- 17 docks & 1 concrete ramp
- 9 edge of dock levelers
- 4 forklift charger connections
- 3 - 24' HVLS fans
- Scissor gates at each dock position



ARES
INDUSTRIAL
MANAGEMENT

Location HIGHLIGHTS

- Strategic location in northern Miami near the Broward County line
- Immediate access to I-75 and Florida's Turnpike - the 2 largest highway systems in the state of FL
- New interchange at Florida's Turnpike and NW 170th Street
- Nearby amenities including Publix, restaurants, banks, Home Depot, gas stations and schools



ARES
 INDUSTRIAL
 MANAGEMENT

ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



WAYNE SCHUCHTS

wayne.schuchts@srsre.com
305-607-3845

ANDREW LEHRER, SIOR

andrew.lehrer@srsre.com
305-215-6591

JARRETT HILLMAN

jarrett.hillman@srsre.com
609-361-4024