



ARES
INDUSTRIAL
MANAGEMENT

AVAILABLE
IMMEDIATELY

COUNTYLINE CORPORATE PARK

4120 W 104TH ST, HIALEAH, FLORIDA, 33018

FOR LEASE | 127,298 SQ FT | Class A Warehouse Facility



WAYNE SCHUCHTS

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ANDREW LEHRER, SIOR

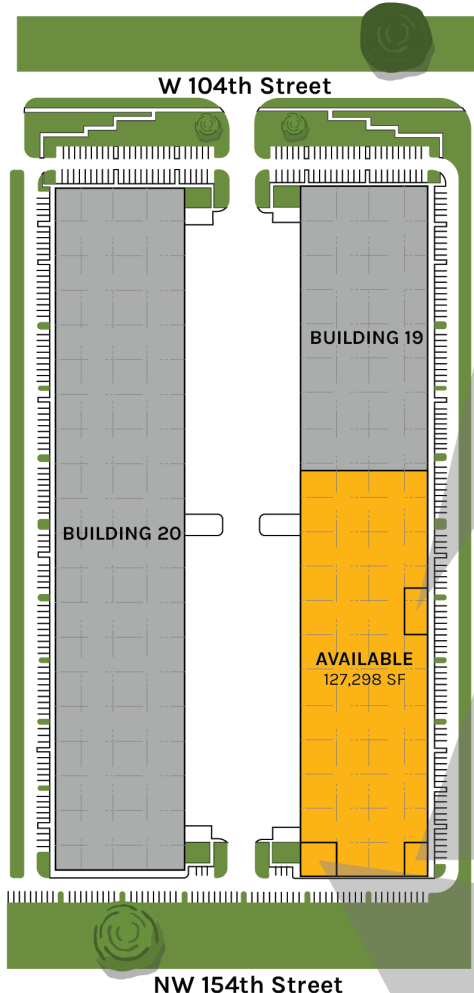
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JARRETT HILLMAN

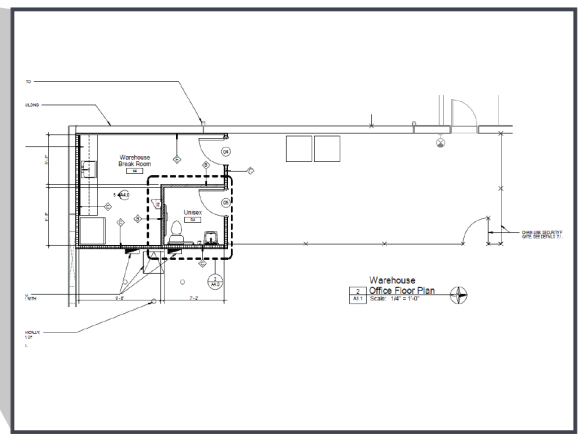
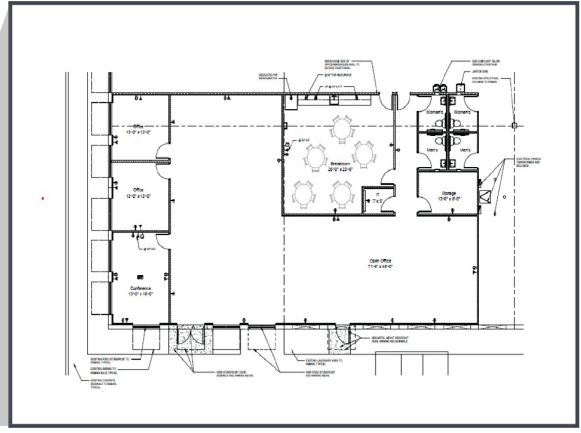
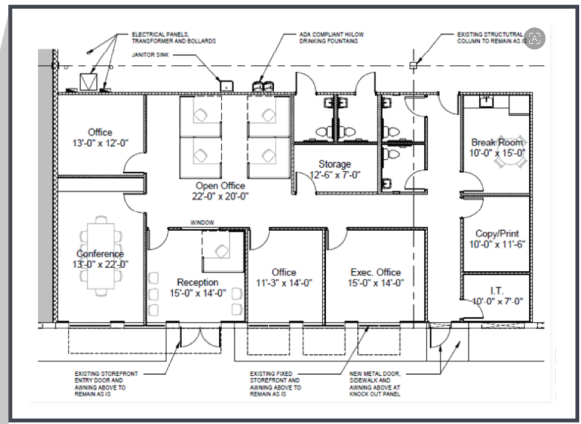
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Property & Space FEATURES

- 32' clear height
- ESRF sprinkler system
- LED lighting with motion sensors
- 54' x 50' column spacing (typical)
- 60' speed bay
- 180' shared truck court
- 260 SQ FT shipping office
- Primary Office: ± 8,566 SQ FT (3 office pods)
- 39 docks, 2 ramps (1 with oversized door)
- 13 edge of dock levelers
- 8 forklift charger connections
- 5 - 24' HVLS fans
- 2 pit levelers
- Endcap location

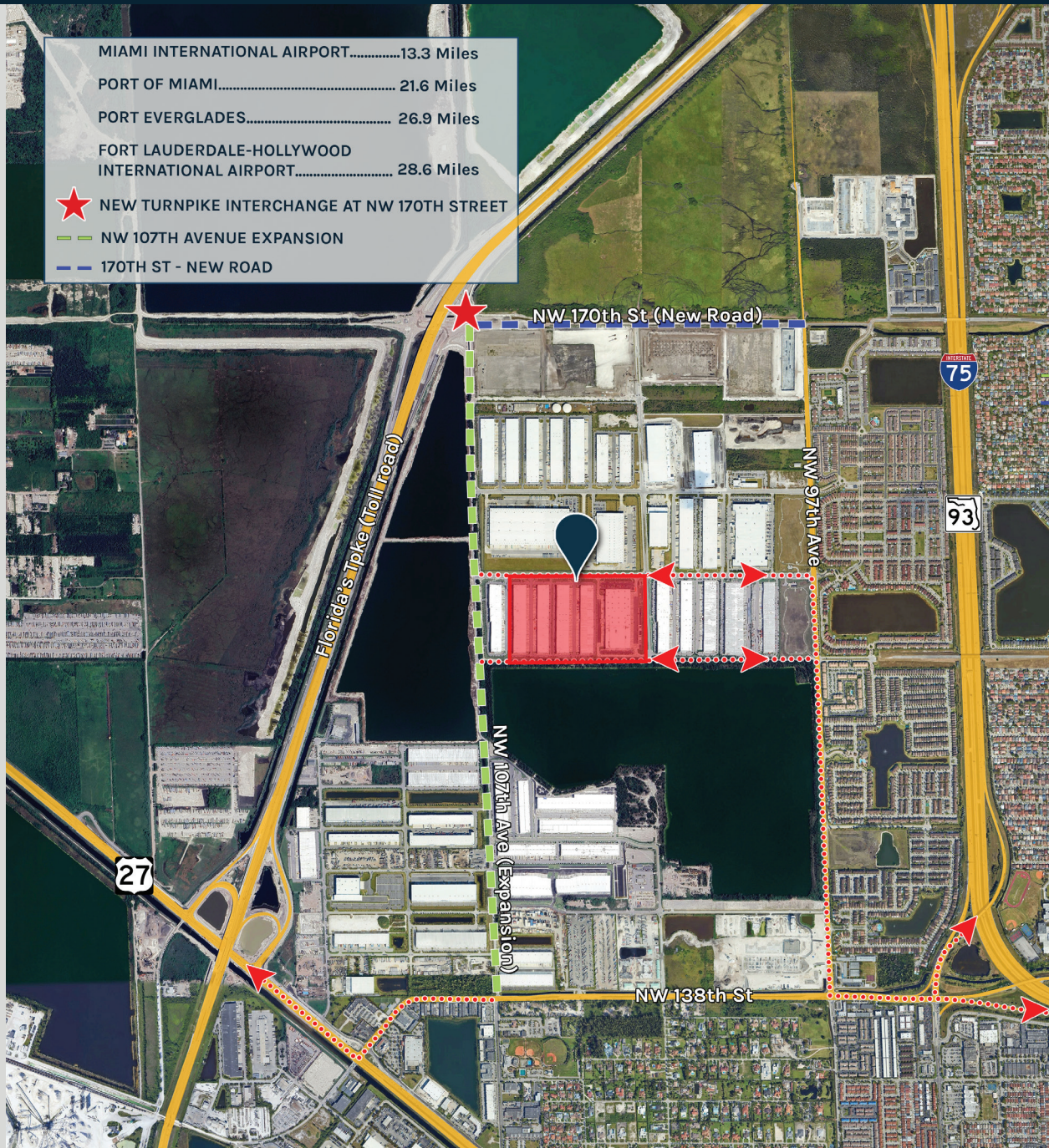


| LEGEND | |
|---|-----------|
| | Leased |
| | Available |



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



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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.



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