



MIDPOINT
— LOGISTICS —

INDUSTRIAL SPACE AVAILABLE FOR LEASE

±60,318 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 starting March 2027.

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

STARTING AT
\$15.75 PSF
NNN
+ \$4.68 OpEx



BUILDING HIGHLIGHTS

BUILDING SIZE

±297,918 SF

COLUMN SPACING

54' W X 47' D

AVAILABLE SF

±60,318 SF

BAY SIZE

54' X 248'

OFFICE SF

±2,919 SF

CLEAR HEIGHT

32'

LOADING

14 DOCKS

FIRE SUPPRESSION

ESFR

PARKING

.84/1,000

NON SHARED TRUCK COURT

120'

LIGHTING

LED @ 36 FC

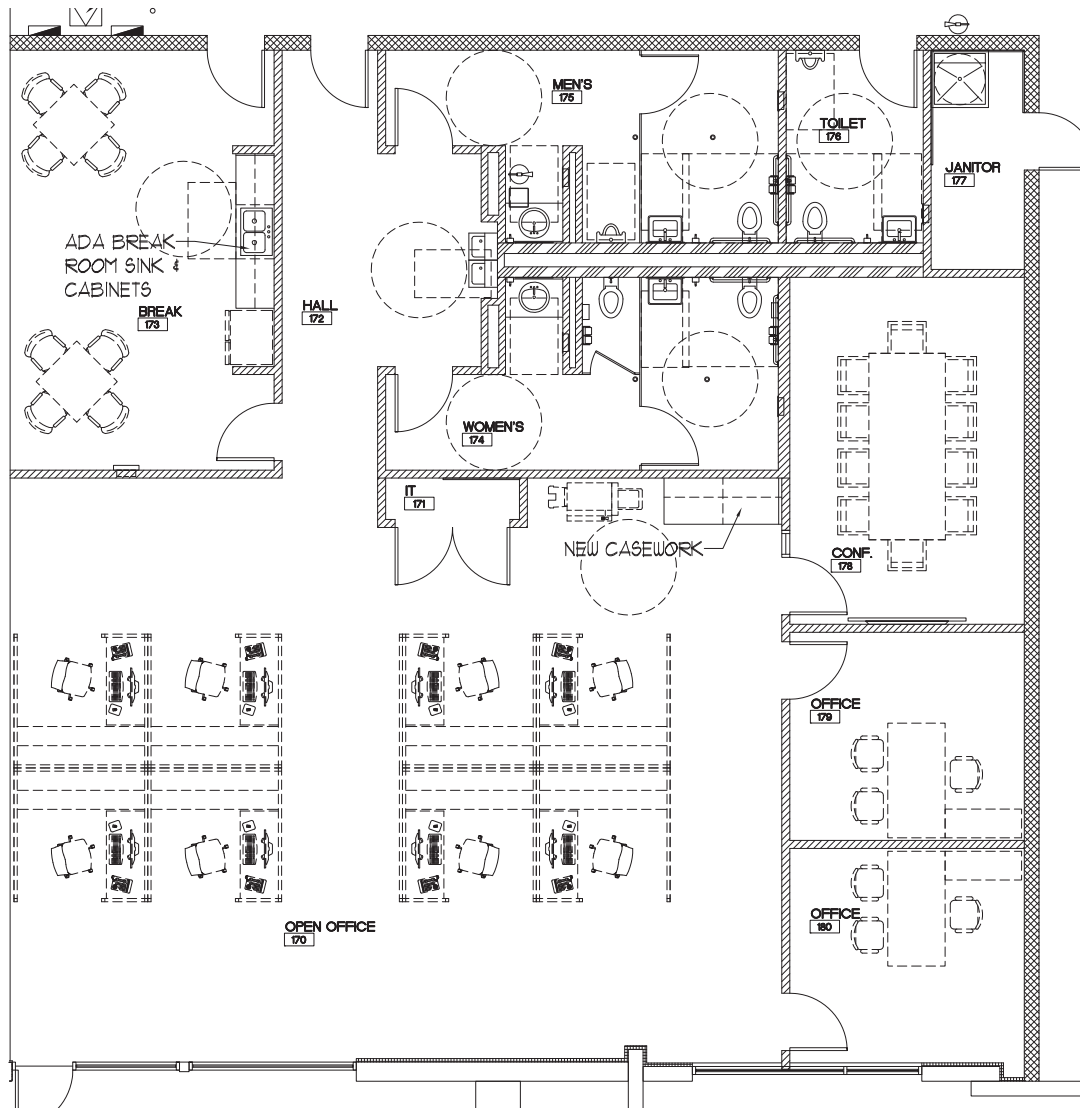
PIT LEVELERS

EVERY THIRD DOOR



OFFICE PLAN

±2,919 SF



DRIVE TIMES

FLORIDA TURNPIKE
(U/C)

I 75
(VIA 138TH STREET)

PALMETTO EXP.
(826)(VIA 138TH/75)

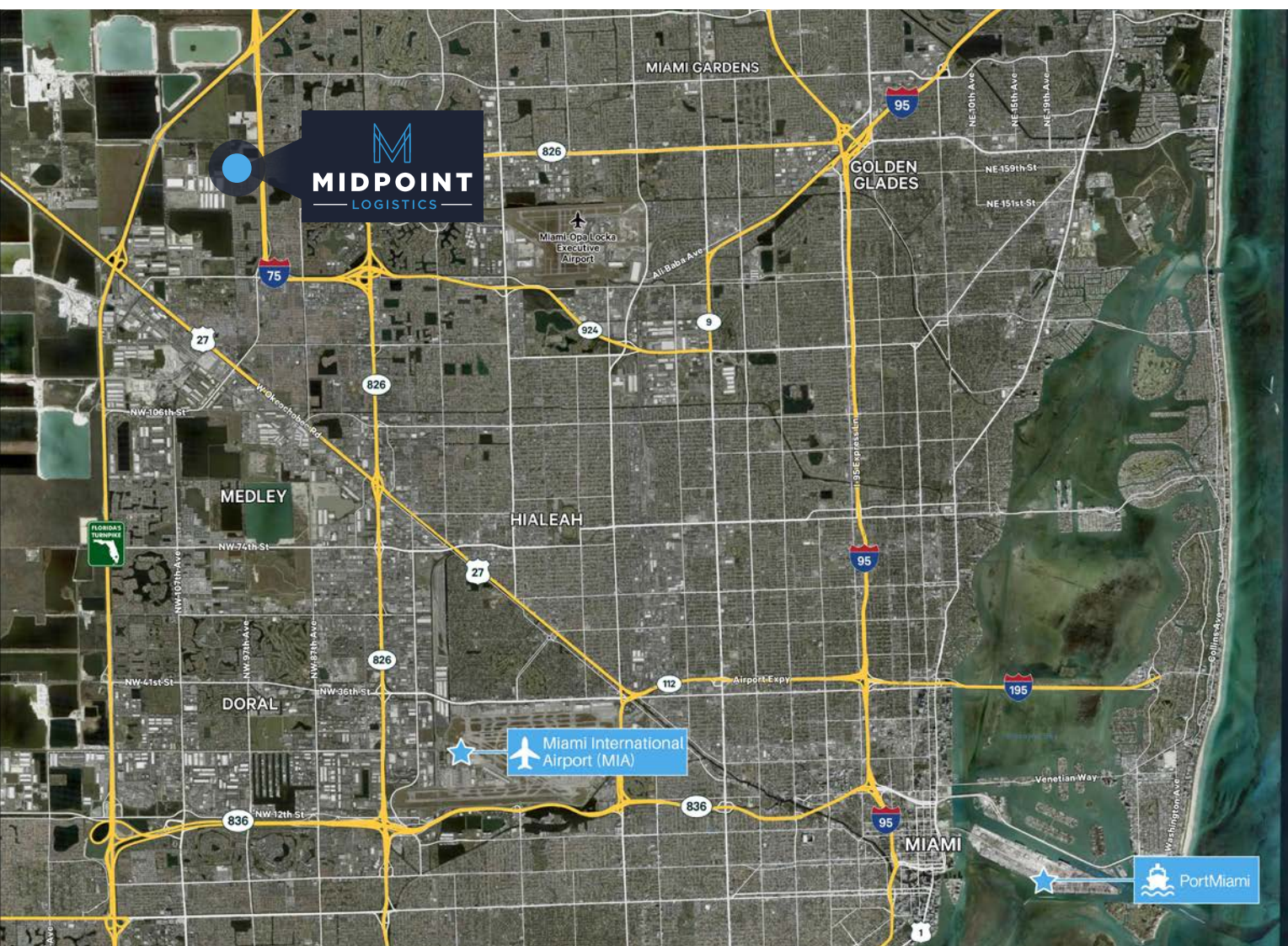
TRI-RAIL HIALEAH MARKET

MIAMI INTERNATIONAL
AIRPORT

PORTMIAMI

**FT LAUDERDALE
INTERNATIONAL AIRPORT**

PORT EVERGLADES





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