A WORLD-CLASS LOGISTICS PARK
IN A CENTRAL LOCATION
FOR DISTRIBUTION
THROUGHOUT MIAMI-DADE
AND BROWARD COUNTIES
AND BEYOND

Multi-modal logistics location with excellent access to Florida’s Turnpike, I-75, the Palmetto Expressway, PortMiami, Port Everglades, Miami International Airport and FECR Rail.
Phase 1

**PARK ACCESS**

Master planned business park with 8.4 MSF of entitlements. Phase 1 is 95 net acres with more than 2.4 million SF of Class ‘A’ warehouses available.

Building & Land sale opportunities

Approved entitlements allow for Industrial, Office, Retail and Hotel uses. Flexible master plan can be altered with build-to-suit facilities to meet your company’s requirements.

Availability 4Q 2017

Restaurants and other amenities nearby. Bus service transportation along 97th Avenue. Community park.

Asking lease rate: $6.95- $7.34 NNN

**PHASE 1 ADVANTAGES**

- Master planned business park with 8.4 MSF of entitlements
- Phase 1 is 95 net acres with more than 2.4 million SF of Class ‘A’ warehouses available
- Building & Land sale opportunities
- Approved entitlements allow for Industrial, Office, Retail and Hotel uses
- Flexible master plan can be altered with build-to-suit facilities to meet your company’s requirements
- Availability 4Q 2017
- Restaurants and other amenities nearby
- Bus service transportation along 97th Avenue
- Community park
- Asking lease rate: $6.95 - $7.34 NNN
AMENITIES WITHIN 5 MILES OF COUNTYLINE CORPORATE PARK

- Full Bus Service
- Restaurants & Cafes
- Medical Centers
- Service Hotels
- Majestic retail stores
- Chain drug stores
- Restaurants & Cafes
- Medical Centers
- Full Service Hotels
- Publix Markets
- Schools, Day-care, & Pre-schools
- Financial institutions
- Major retail stores

Strategically located on the border of Miami-Dade and Broward Counties with immediate access to major transportation arteries (I-75, Florida’s Turnpike and Palmetto Expressway).

Countyline Corporate Park offers a competitive advantage with fast access to Miami International Airport, PortMiami and Port Everglades.

Countyline is entitled, zoned and ready for your new facility, offering build-to-suits for lease or sale and land for sale.

TRANSPORTATION NODES

- 17 Miles to MIA
- 19 Miles to PortMiami
- 30 Miles to Port Everglades

CONTACT

CHRIS SUTTON
305.805.3019
Chris.Sutton@flaglergl.com

ANDREW LEHRER
305.520.2114
Andrew.Lehrer@flaglergl.com

ANDREA MONTEJO
305.520.2324
Andrea.Montejo@flaglergl.com

COUNTYLINE CORPORATE PARK
NW 97th Avenue & NW 154th Street, Miami, FL