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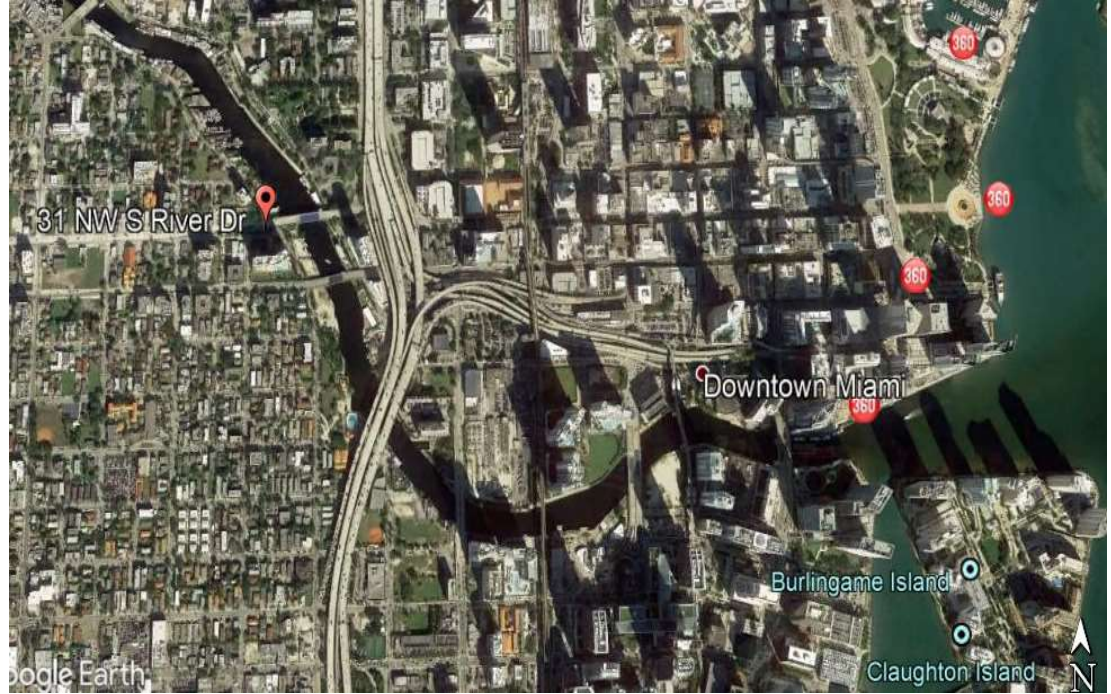
**HIGHLIGHTS:**

Zoned D3 (marine industrial)  
14,223 sq ft of lay down  
240 ft of water frontage  
Secure Perimeter  
5 Minute Drive to I-95  
10 Minute Drive to Airport  
1 Mile to Harbor/ICW via River  
5T Truck Crane Available  
Tug Services Available  
Water and Power On Site

**IDEAL USES:**

Heavy/Marine Construction  
Project Staging  
Mob/Demob of Marine Assets  
Dockage/Fleeting/Layberthing  
Vessel Maintenance/Repair  
Heavy Equipment Storage  
Cargo Transshipments  
Marine Highway "Micro Port"

# Marine Construction and Transportation Micro-Port Facility



## 31 NW South River Drive, Miami, FL 33128



**Commercial Applications:** Ideal for marine construction projects, asset fleeting and mobilization of equipment to support a number of upcoming and proposed large scale construction projects in Miami-Dade County. Also located on a federally designated Marine Highway (M-95) perfect to serve as a "micro port" to improve local commerce and relieve traffic congestion.

**Geographic Benefits:** Located just west of I-95 off Flagler on the Miami River; In the Heart of the Miami River District, 2 minutes from Brickell, 10 minutes from Miami Beach, Coral Gables, and Miami International Airport; Located on one of the widest sections of the Miami River, a one mile transit to the Harbor and Intercoastal Waterway.

Please call for more information: Heidi Payne, President (954)-918-2203

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