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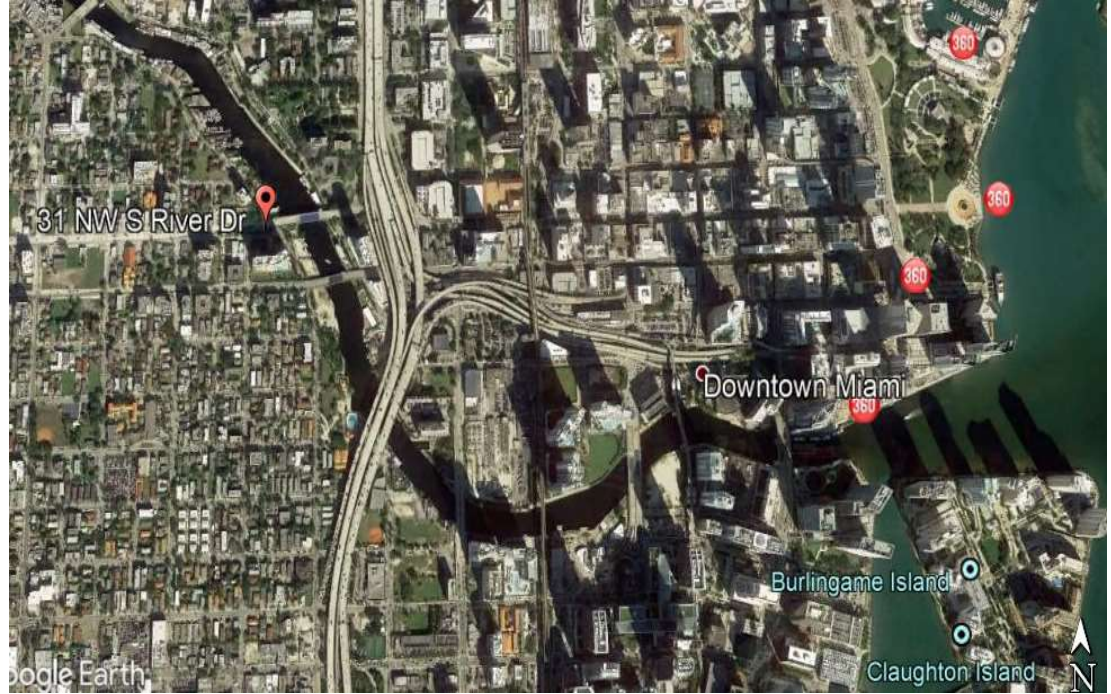
**HIGHLIGHTS:**

- Zoned D3 (marine industrial)
- USCG/MTSA Certified FSP
- 14,223 sq ft of lay down
- 240 ft of water frontage
- Secure Perimeter w/ Cameras
- 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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