



THE HYPE GROUP

INDUSTRIAL · FOR LEASE

MANAGED BY:



WRE V

# 7460-7580 NW 82ND ST

UNIT #7500

MEDLEY, FL 33166

8,700 SF

TOTAL SPACE AVAILABLE

\$19 / SF

ASKING RATE · NNN

NOW AVAILABLE



PROPERTY SPECIFICATIONS

# BUILDING DETAILS

**8,700**

SF TOTAL

**19**

CLEAR HEIGHT

**3**

DRIVE-IN BAYS

**5**

PARKING SPACES

**\$19**

/ SF NNN

**M-1**

ZONING

SUITE	<b>#7500</b>	LOCATION	<b>Medley, FL 33166</b>	AVAILABILITY	<b>Immediate</b>
LEASE TYPE	<b>Triple Net (NNN)</b>	OUTDOOR AREA	<b>~1,500 SF Dedicated</b>	ZONING	<b>M-1 / 7100 Light Mfg.</b>
PALMETTO EXPWY	<b>~0.7 mi - 3-6 min</b>	MIA AIRPORT	<b>~4.3 mi - 10-15 min</b>	BUILDING SIZE	<b>8,700 SF</b>

IDEAL FOR

## WHO THIS SPACE SERVES

### LOGISTICS & LAST-MILE DISTRIBUTION

Three drive-in bays support efficient inbound/outbound flow. Sub-mile access to the Palmetto Express way puts tenants on the highway in under 6 minutes.

### LIGHT MANUFACTURING & ASSEMBLY

M-1 / 7100 zoning allows light industrial production. 19' clear height accommodates equipment staging, production lines, and pallet racking.

### TRADE SERVICES & CONTRACTOR HQ

Dedicated outdoor area (~1,500 SF) supports equipment staging, vehicle parking, or material storage — useful for contractors running county-wide field operations.

### FLEX OFFICE + WAREHOUSE

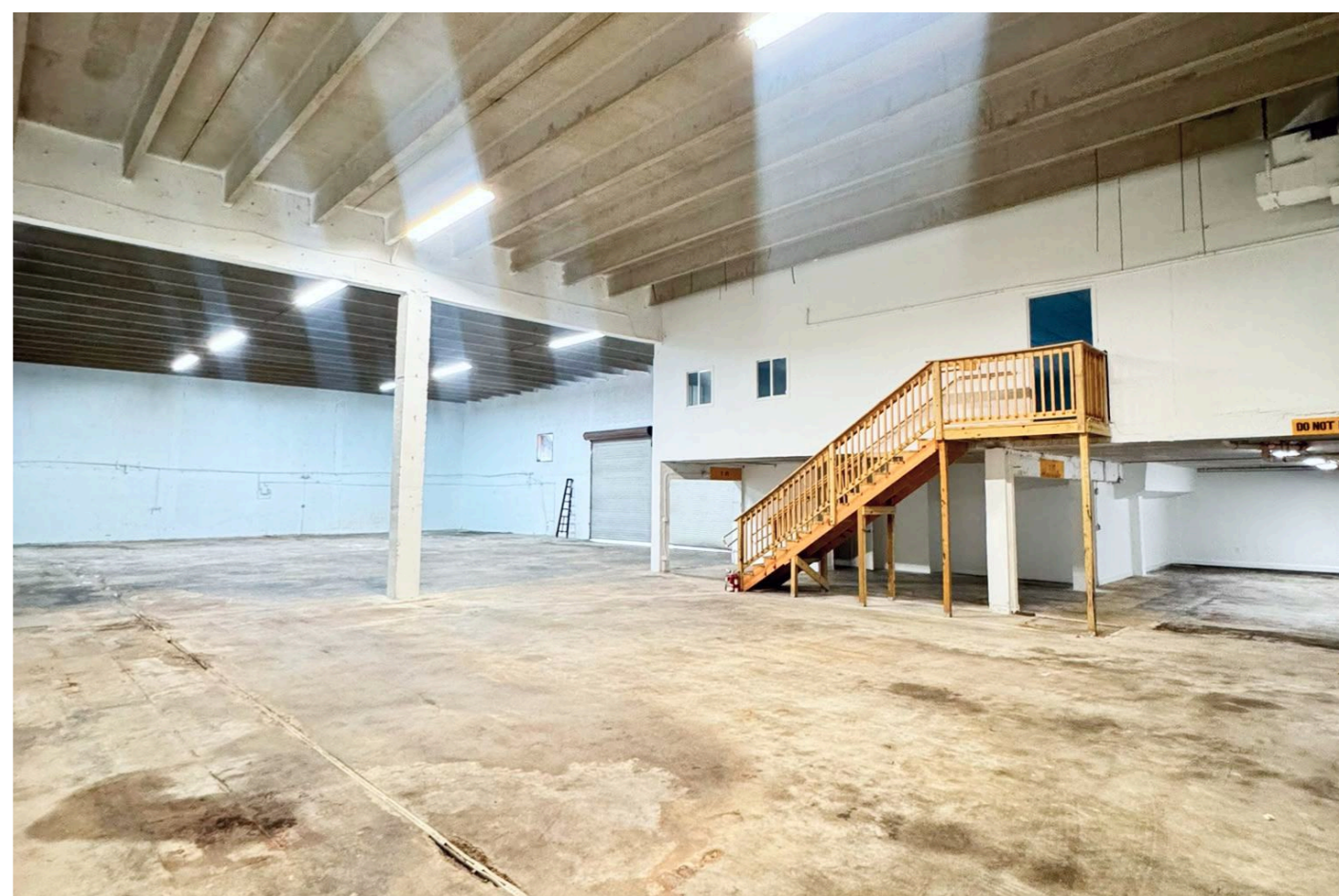
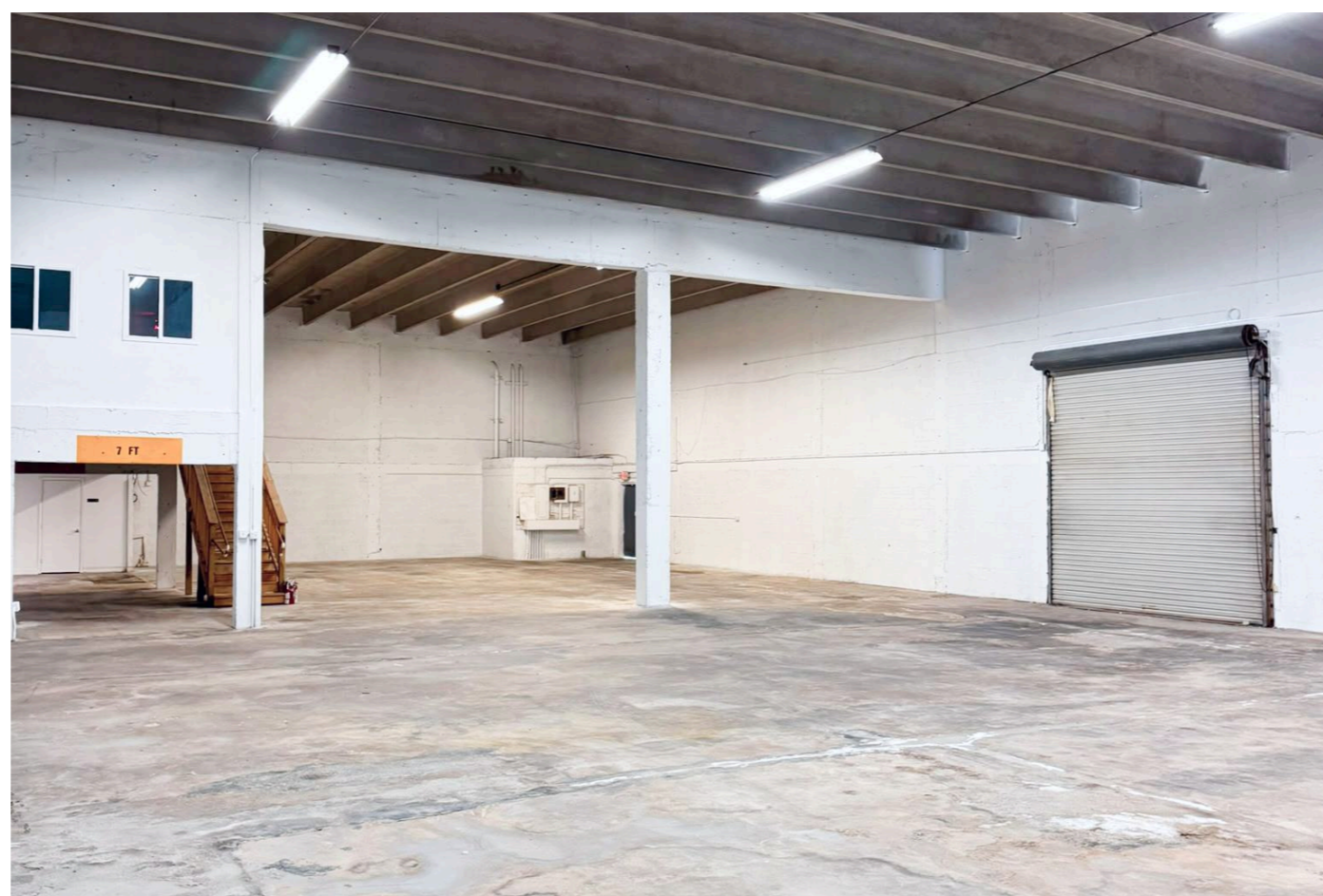
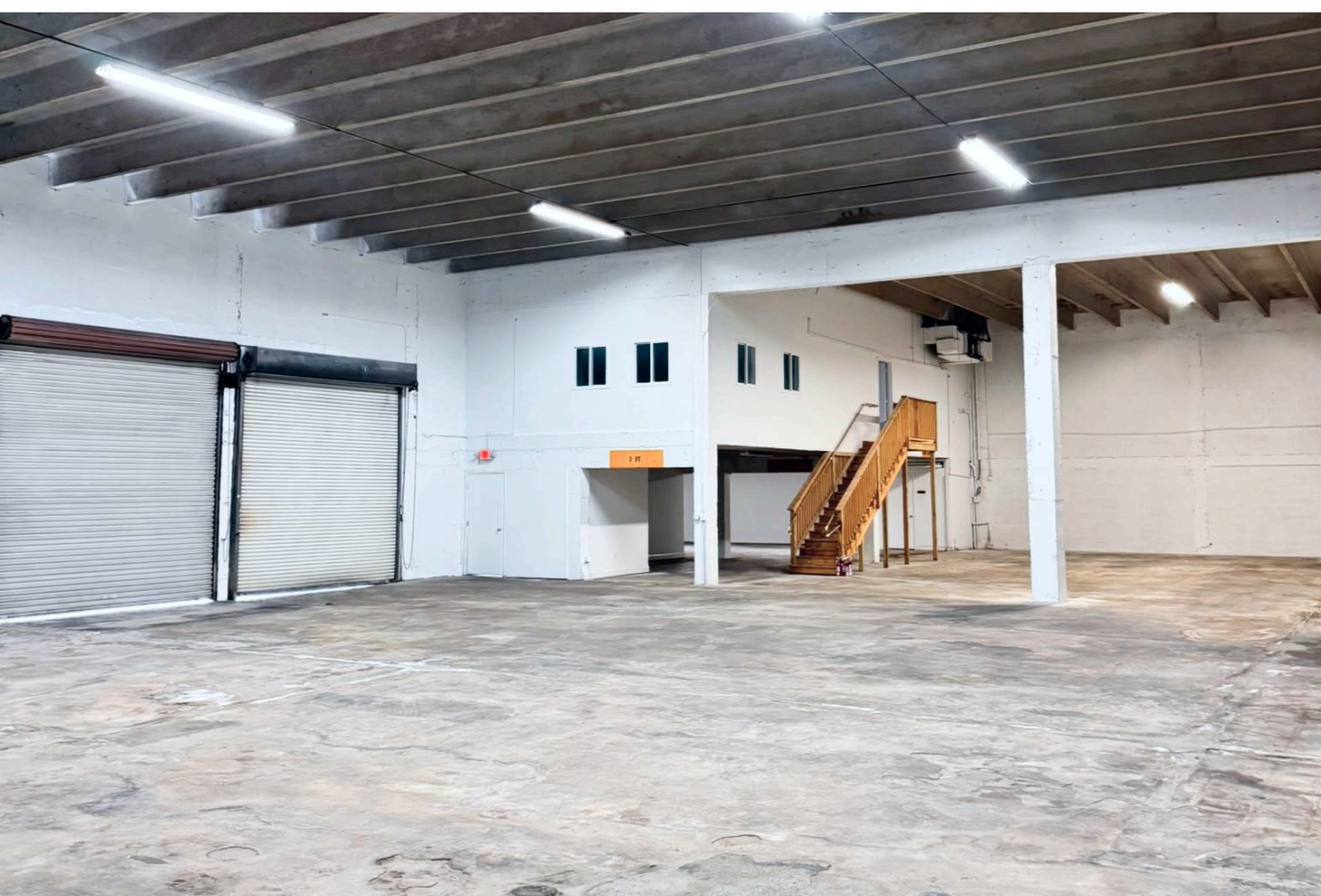
On-site office component keeps administration close to the floor. Practical for operations teams needing supervision, scheduling, and storage under one roof.



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# PROPERTY PHOTOS



# LOCATION HIGHLIGHTS



◆ **Nearest I-95 Express Entrance**

Miles: ~8.9 mi  
Drive time: ~18-25 min

◆ **Nearest Palmetto Expy Entrance (SR-826)**

Miles: ~0.7 mi  
Drive time: ~3-6 min

◆ **Miami Inter'l Airport (MIA)**

Miles: ~4.3 mi  
Drive time: ~10-15 min

◆ **Wynwood**

Miles: ~8.2 mi  
Drive time: ~20-30 min

◆ **Port of Miami**

Miles: ~10 mi  
Drive time: ~25-35 min



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**SCHEDULE A TOUR TODAY**

# **CONNECT WITH OUR TEAM.**

For showing requests, floor plans, or leasing inquiries, contact the team directly.

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