



±30,000 SF

DIVISIBLE TO ±10,000 OR ±15,000 SF

&

±50,000 SF

W/±20,000 SF LOT PERFECT FOR OUTSIDE STORAGE

9950-9970 NW 89 AVE
MEDLEY, FL 33172

LEASE RATE:

\$18.00 - \$20.00 PSF GROSS

CONTACT:

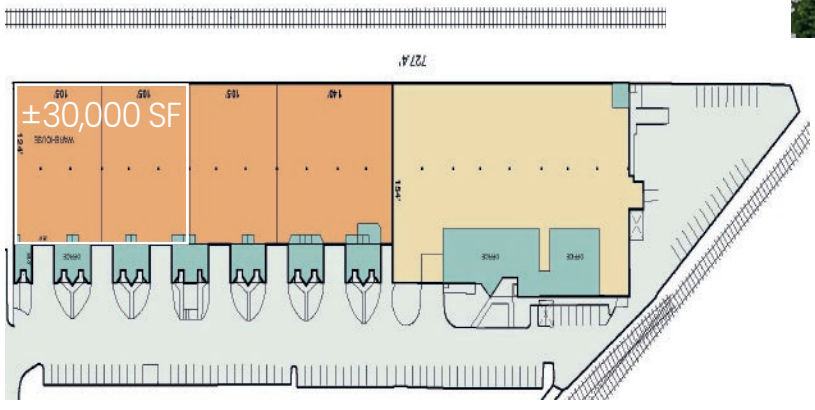
 305.817.8899



PROPERTY HIGHLIGHTS

- SIZE: ±30,000 SF (DIVISIBLE TO ±10,000 SF OR ±15,000 SF)
- OFFICE: ±3,000 SF
- CEILING HEIGHT: 20'
- LOADING: 6 DOCK HIGH LOADING POSITIONS
- POWER: 3 PHASE (400 AMPS)
- COLUMN SPACING: 33' X 33'
- AVAILABLE: IMMEDIATELY

SITE PLAN



OPTIONS TO DIVIDE:



LEASE RATE:

10K-15K: \$20.00 PSF GROSS
 30K: \$19.00 PSF GROSS



PROPERTY HIGHLIGHTS

SIZE: ±50,000 SF W/±20,000 SF LOT

OFFICE: ±3,337 SF

CEILING HEIGHT: 20' - 22'

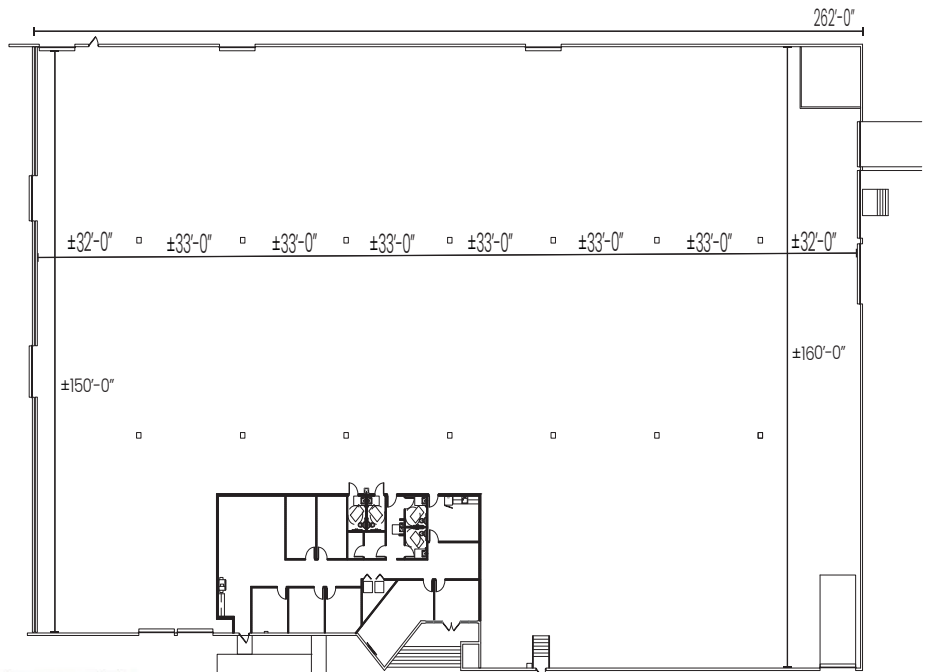
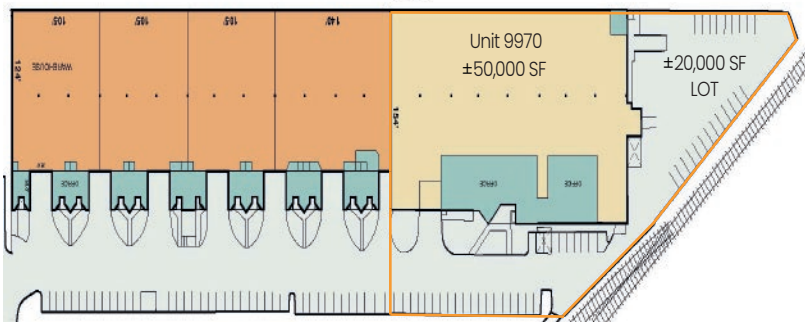
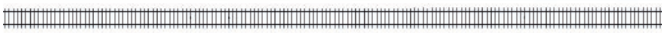
LOADING: 4 DOCK HIGH LOADING POSITIONS
2 RAMPS, 2 RECESSED DOCKS

POWER: 3 PHASE (400 AMPS)

COLUMN SPACING: 33' X 33'

AVAILABLE: IMMEDIATELY

SITE PLAN

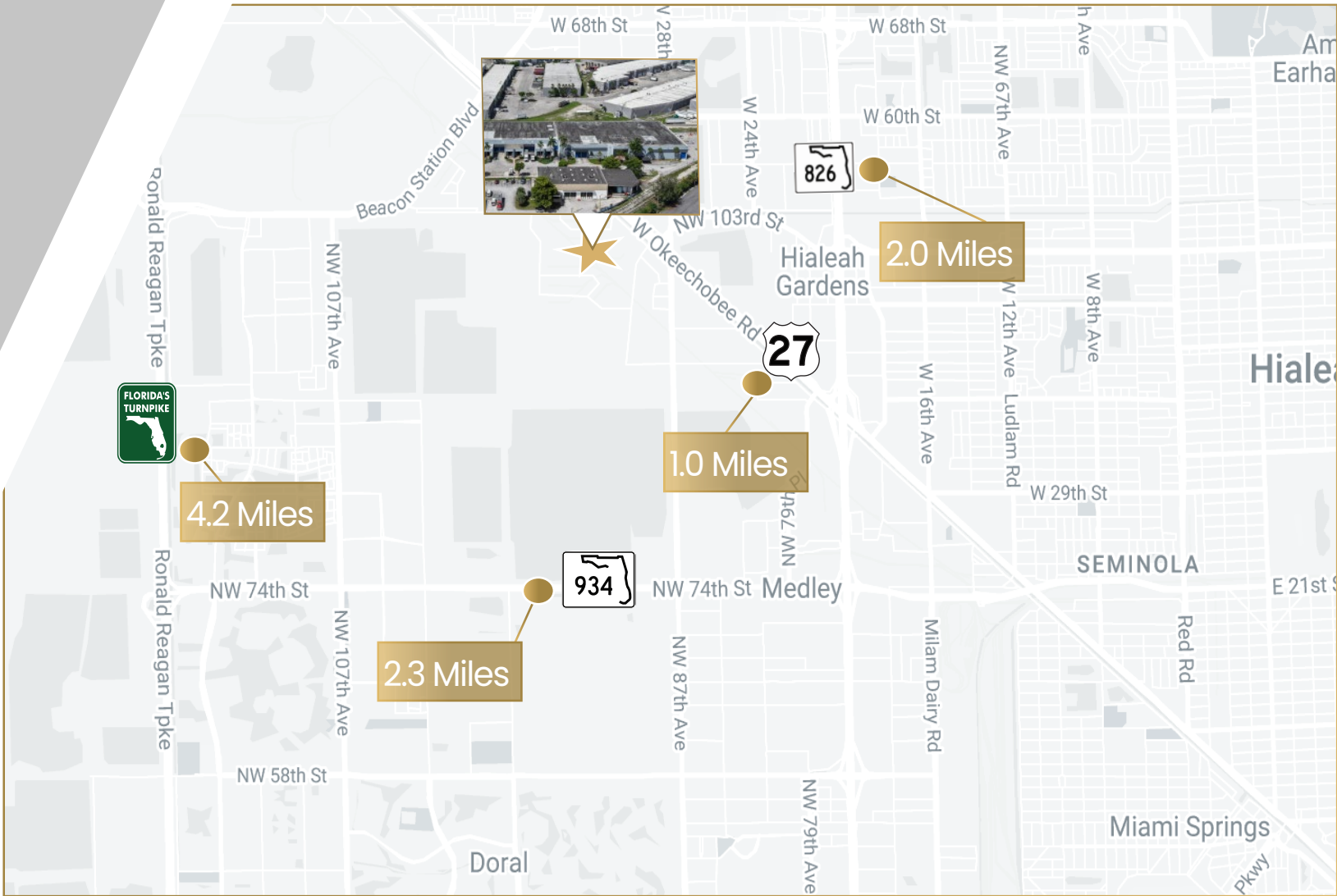


LEASE RATE:
\$18.00 PSF GROSS



LOCATION DESCRIPTION

Strategically located in the heart of Medley's industrial core, The Property offers immediate access to South Florida's most critical transportation corridors. Located just minutes from Okeechobee Road (US-27) and the Palmetto Expressway (SR-826), with seamless connectivity to I-75, allowing efficient north-south and east-west distribution throughout Miami-Dade, Broward, and beyond. Positioned within one of the region's most established industrial sub-markets, this location is ideal for logistics, distribution, and service users seeking fast access to major highways, ports, and key commercial markets.



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