

INDUSTRIAL SPACE FOR SUBLEASE IN MIAMI

8404 NW 90th Street
Miami, FL 33166

±32,679 SF | 2,088 SF Office
10 Docks | 1 Ramp | 32' Clear

For more information
contact:

Virginia Calcaño
Senior Associate
Industrial Brokerage
Services
M: 954.588.9033
VCalcano@butters.com

Brian Ahearn, CCIM
Senior Vice President
Industrial Brokerage
Services
M: 954.937.4540
BAhearn@butters.com

JC Conte, SIOR
EVP & Director
Industrial Brokerage
Services
M: 954.336.8001
JCConte@butters.com

No warranty or representation is made to the accuracy of the foregoing information. Terms or sale or lease or availability are subject to change or withdrawal without notice.



BUTTERS
REALTY
&
MANAGEMENT

Butters Realty & Management
6820 Lyons Technology Circle #100
Coconut Creek, FL 33073
www.Butters.com

Signature Features

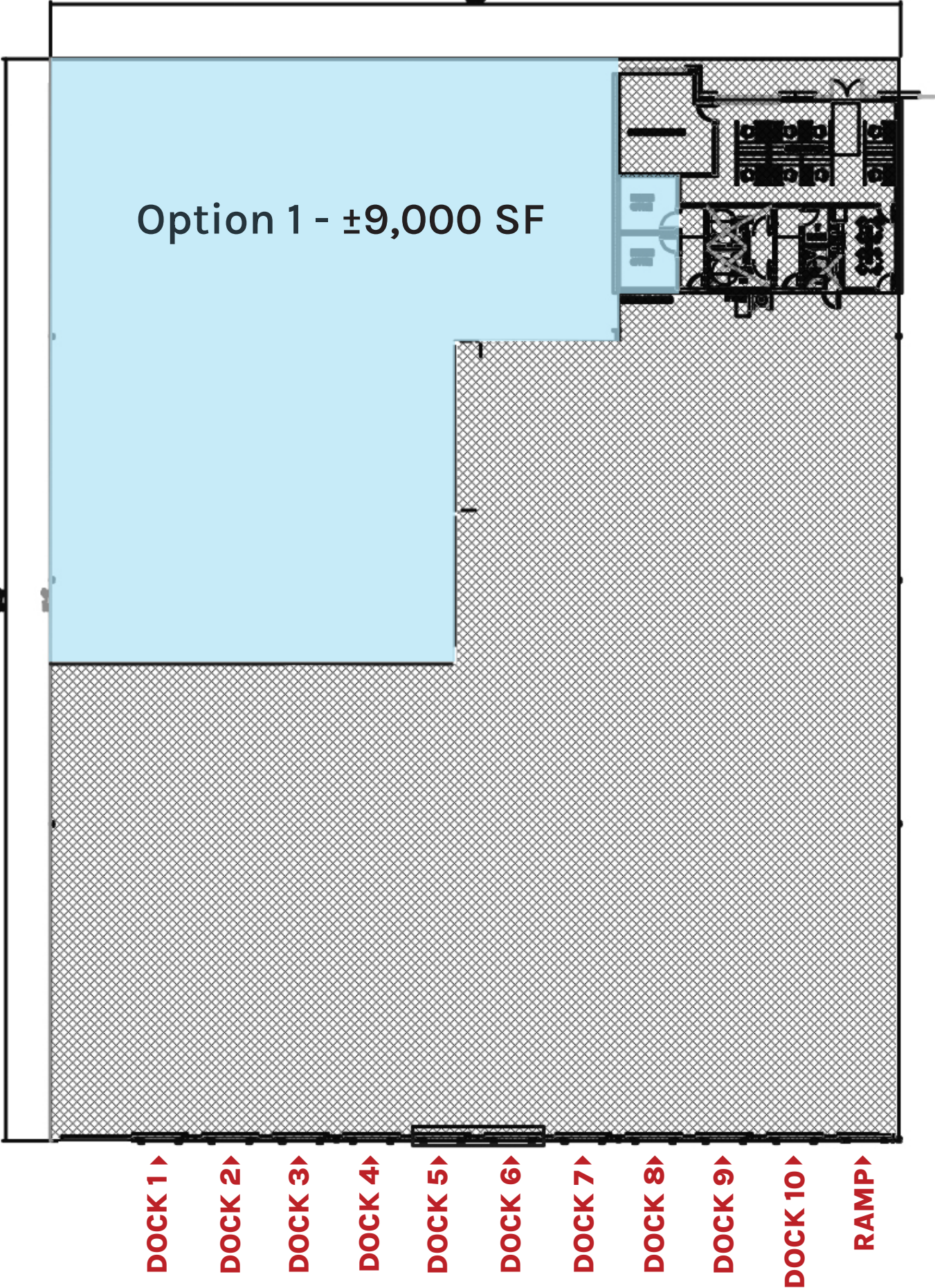
- » **Footprint:** Approximately ±32,679 SF total immediately available
- » **Lease Terms:** Sublease through January 31, 2028 - Any term considered, short, medium or long term spaces
- » **Office Space:** 2,083 SF
- » **Convenient Amenities:** Private restroom available
- » **Optimized Logistics:**
 - 10 high dock doors
 - 1 concrete ramp for added flexibility
 - 180' shared truck court
- » **High-Clearance Ceilings:** 32' clear height for maximum vertical storage
- » **Advanced Safety Systems:** ESFR sprinkler system installed
- » **Efficient Climate:** Equipped with Big Ass fans
- » **Zoning & Use:** Permitted for general warehousing and distribution of non-hazardous goods
- » **Rental Rate:** Asking \$14.95 PSF NNN for the ±32,679 SF Option 3
- » **Lease Expiration:** January 31, 2028



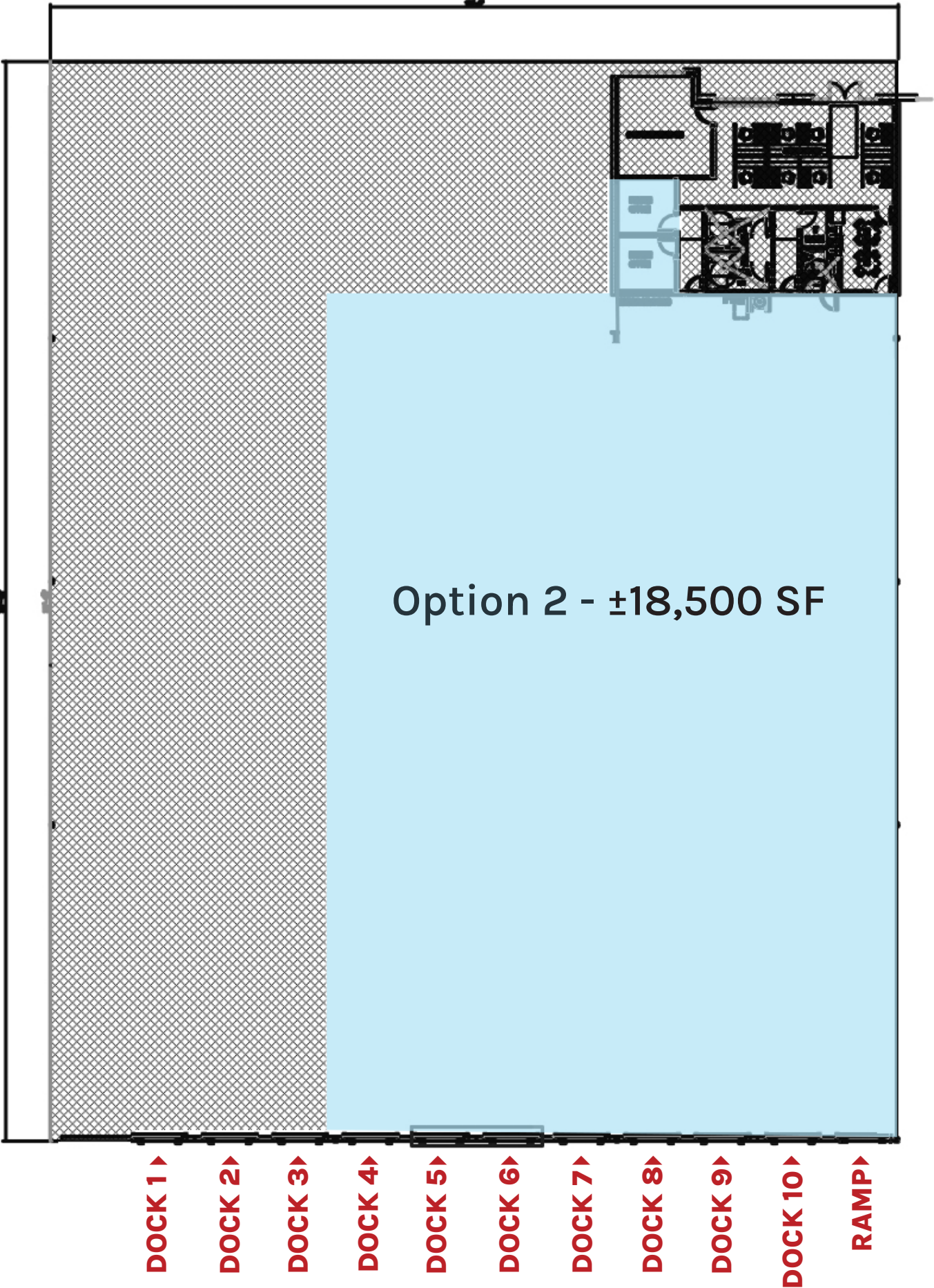
A Look Inside



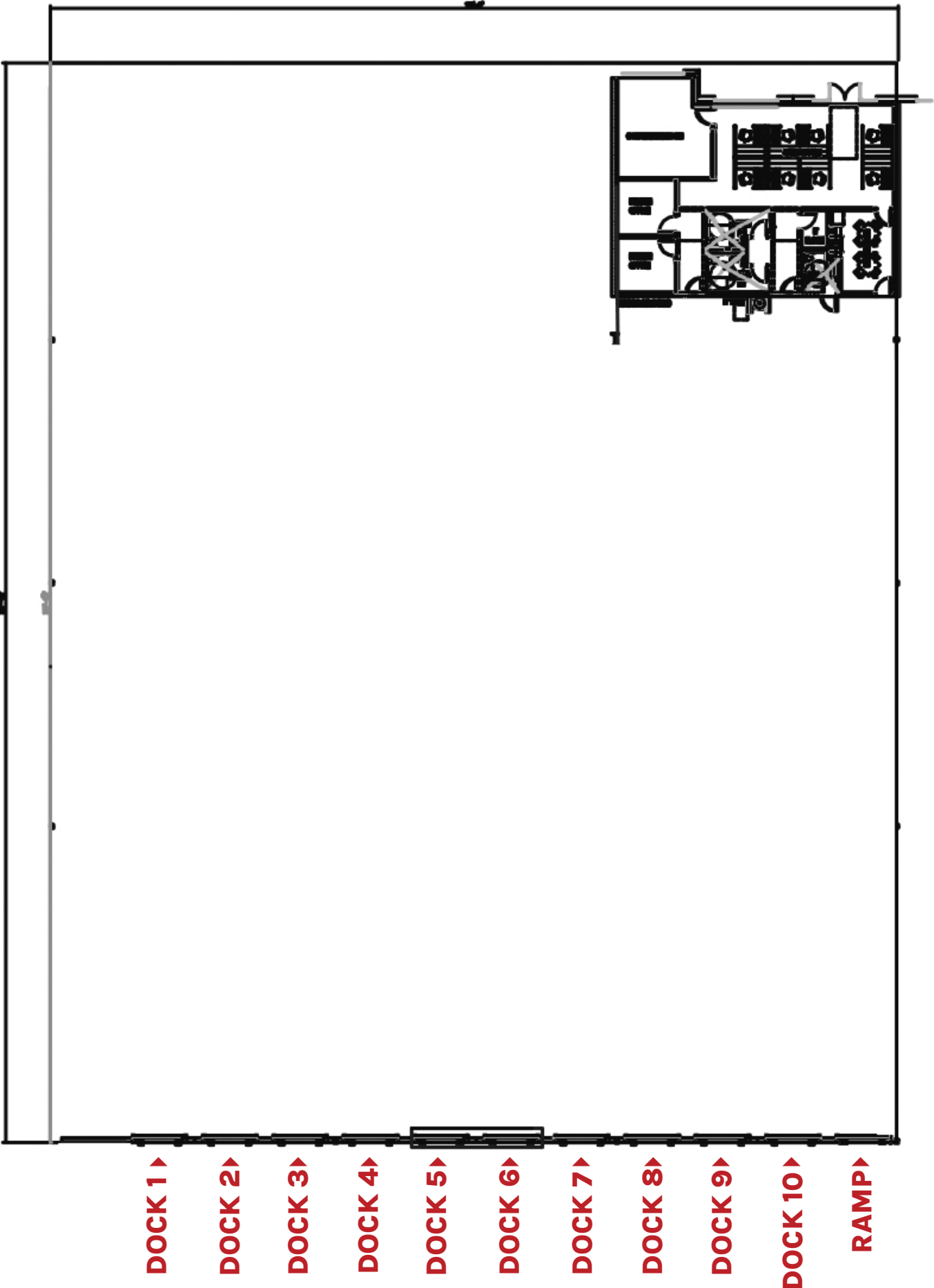
Premises Plan - Option 1 - ±9,000 SF



Premises Plan - Option 2 - ±18,500 SF

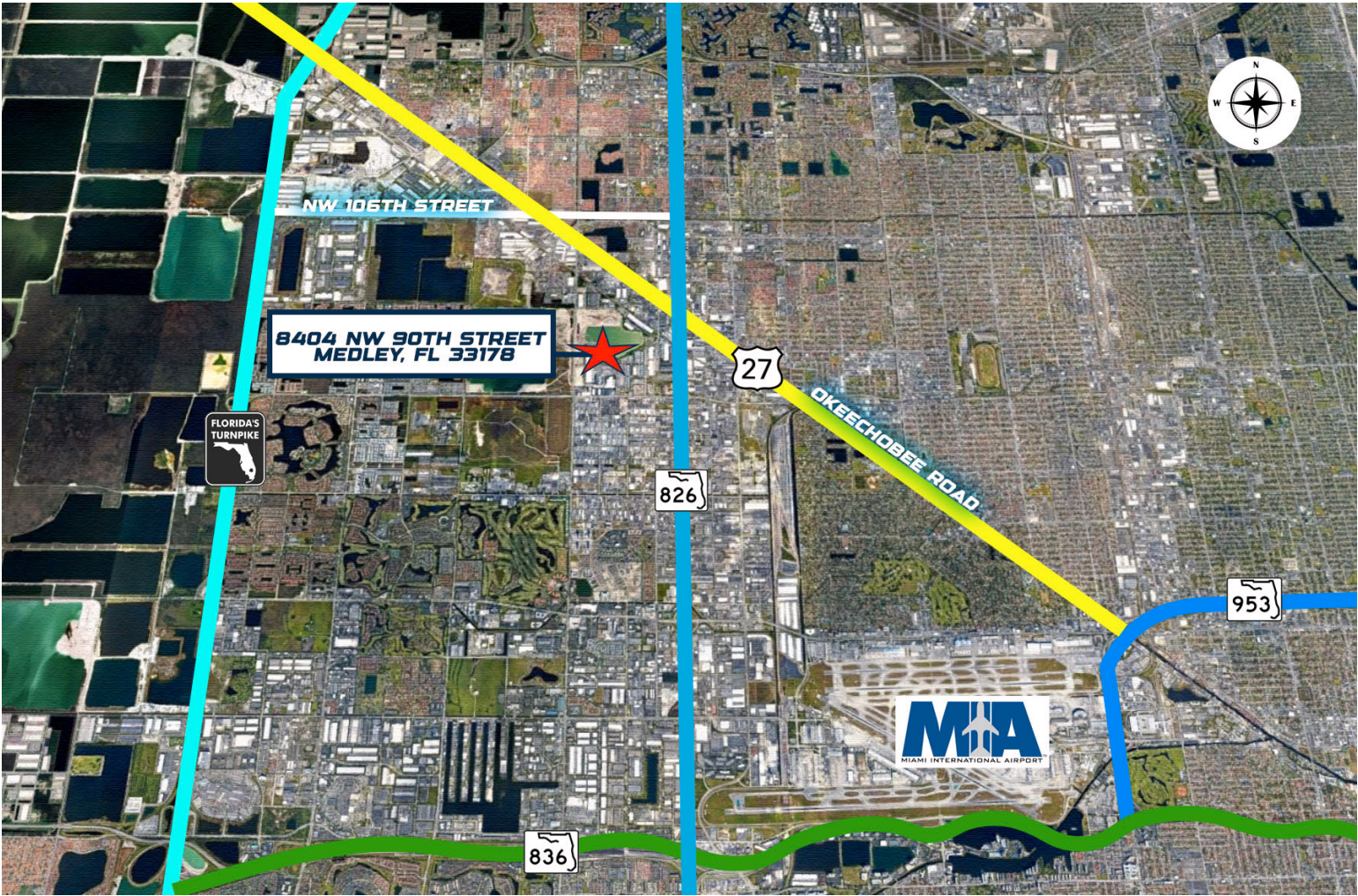


Premises Plan - Option 3 - ±32,679 SF



In the Heart of It All

Explore the strategic location of 8404 NW 90th Street, situated in the heart of Medley's industrial district. This prime spot offers excellent connectivity to major transportation routes, including the Palmetto Expressway (SR 826) and Florida's Turnpike, facilitating efficient distribution and logistics operations.



MIAMI OPA LOCKA EXECUTIVE AIRPORT.....	5 MILES
MIAMI INT'L.....	10 MILES
MIAMI PORT.....	16 MILES
FT. LAUDERDALE-HOLLYWOOD	
INT'L AIRPORT.....	19 MILES
FT. LAUDERDALE PORT.....	21 MILES

FOR MORE INFORMATION, CONTACT



JC Conte, SIOR
EVP & Director
M: 954.336.8001
JCConte@butters.com



Brian Ahearn, CCIM
Senior Vice President
M: 954.937.4540
BAhearn@butters.com



Virginia Calcaño
Senior Associate
M: 954.588.9033
VCalcano@butters.com

No warranty or representation is made to the accuracy of the foregoing information. Terms or sale or lease or availability are subject to change or withdrawal without notice.



Butters Realty & Management
6820 Lyons Technology Circle #100
Coconut Creek | FL. 33073 | www.Butters.com