

**AVAILABLE
FOR LEASE**



±152,215 TOTAL SF
INDUSTRIAL WAREHOUSE

9339 NW 110th Ave.
Miami, FL 33178

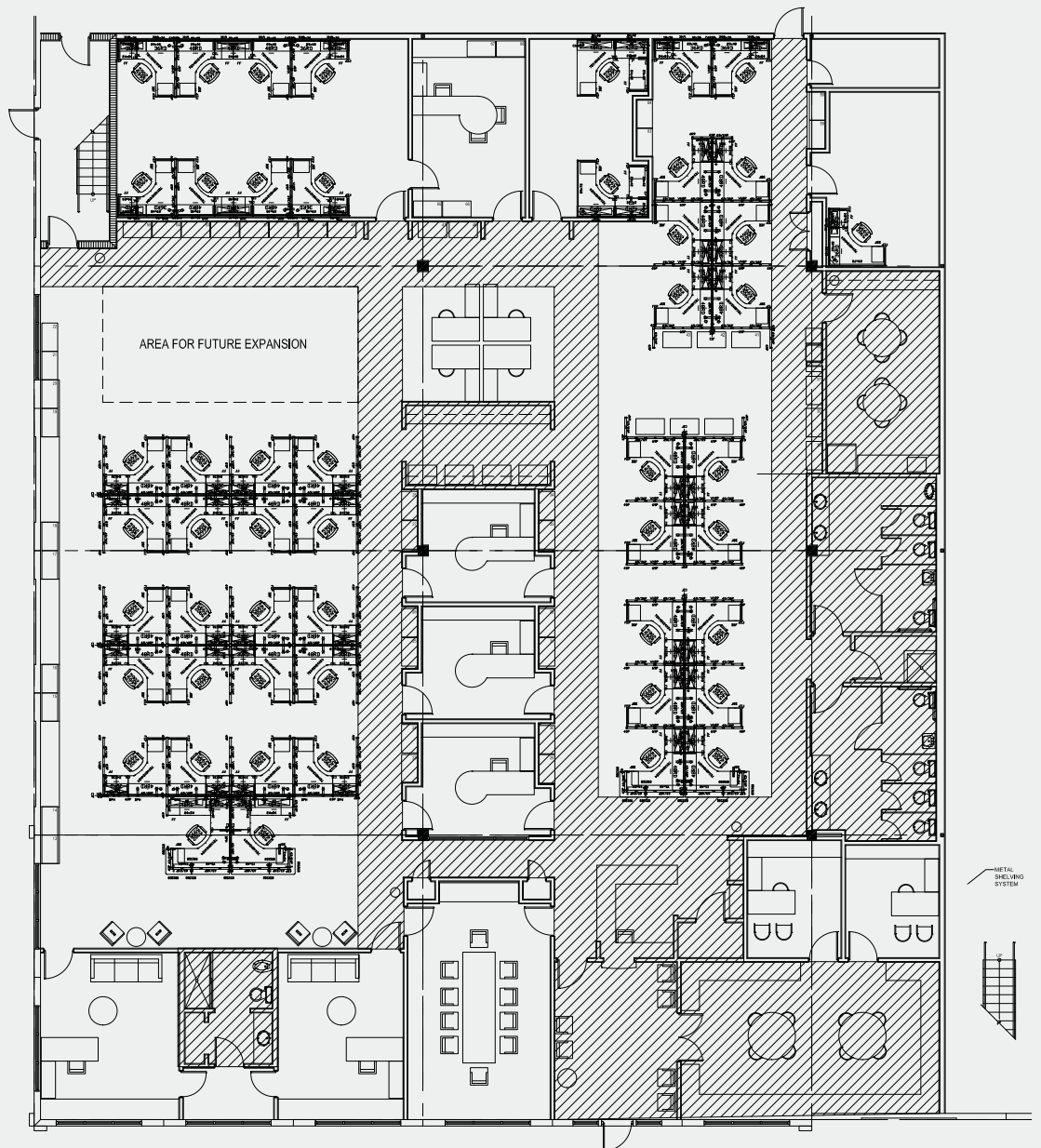
AVAILABLE 3/1/2027

\$17.50 PSF GROSS



305.817.8899
vivogroup.net

OFFICE FLOOR PLAN



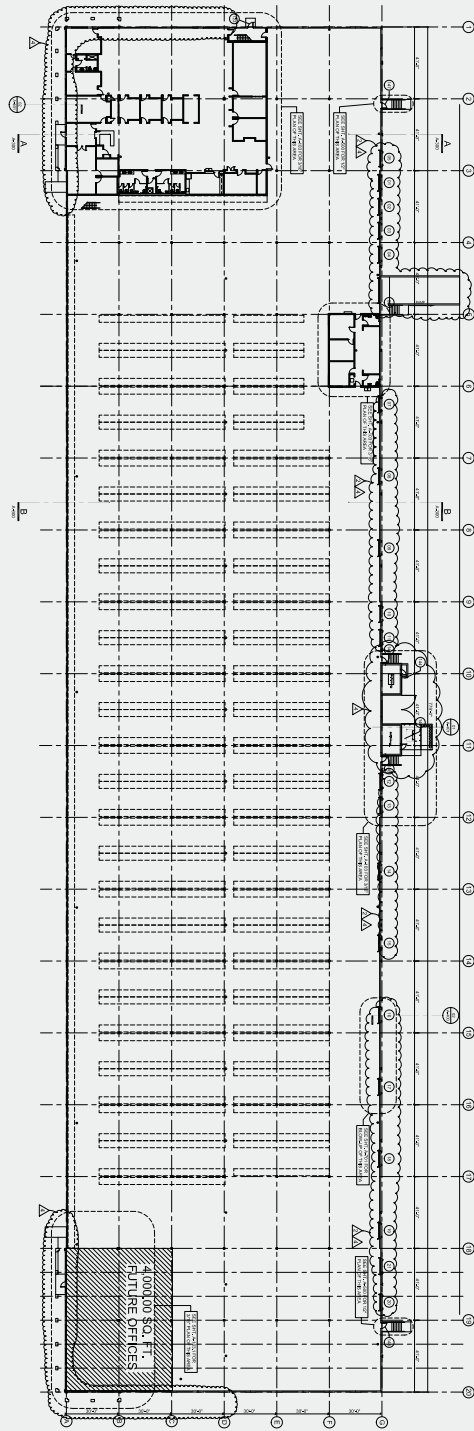
OFFICE SF
±12,303 SF

MEZZANINE
±11,050 SF

OFFICE INTERIOR IMAGES



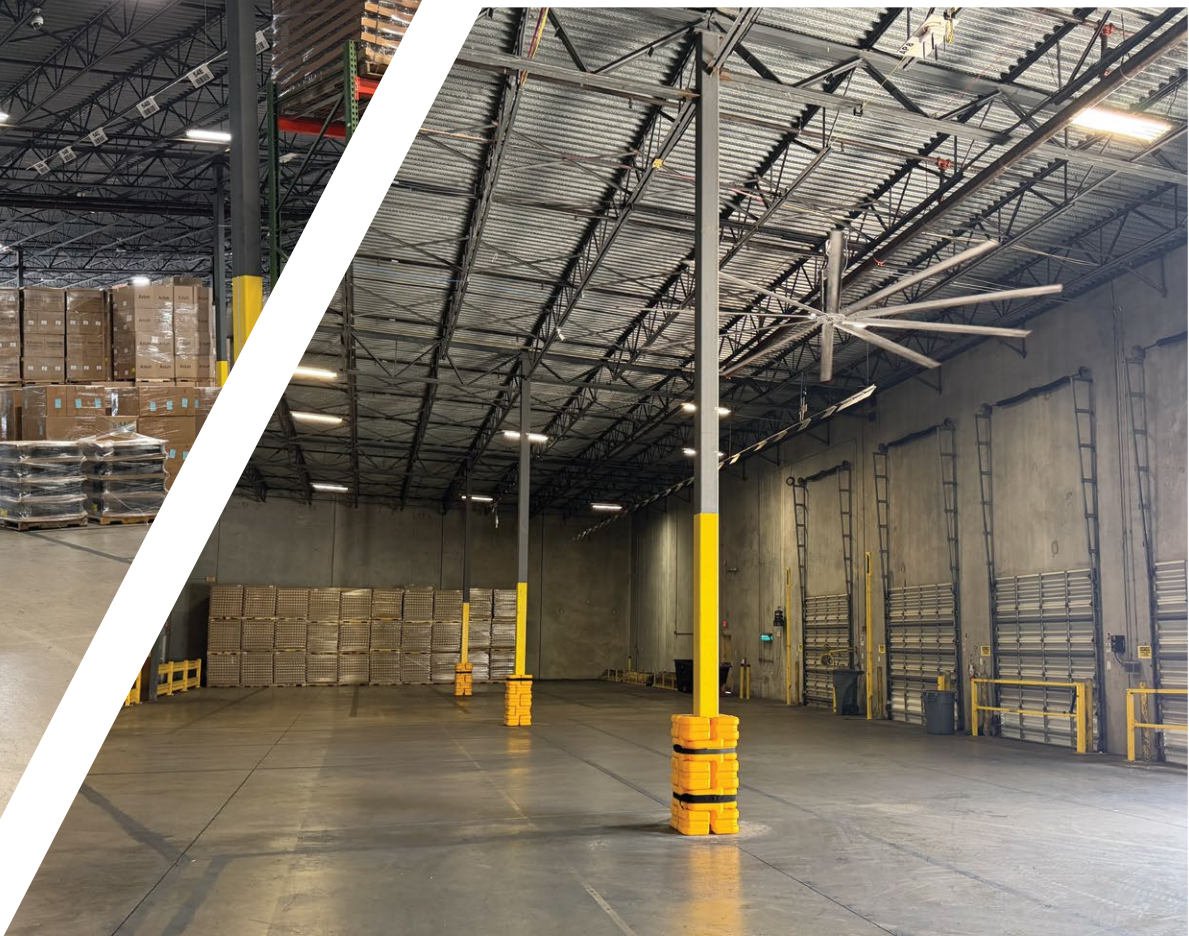
WAREHOUSE FLOOR PLAN



TOTAL SF
±152,215 SF

WAREHOUSE SF
±114,775 SF

WAREHOUSE IMAGES



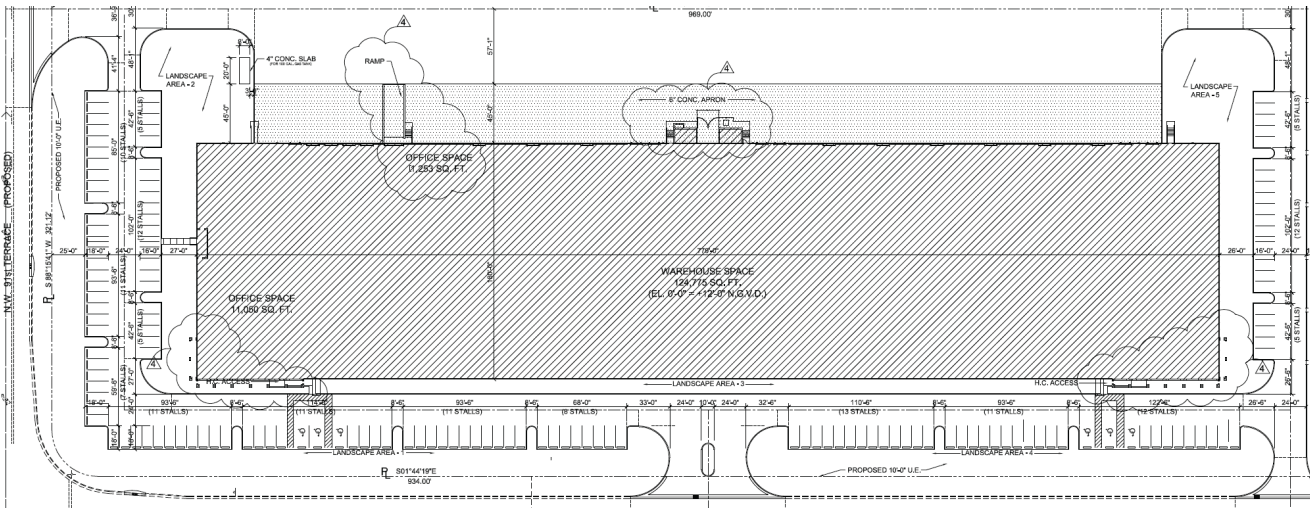
TRUCK COURT + LOADING DOCKS



PROPERTY FEATURES



SITE PLAN



TOTAL SF	±152,215 SF	TRUCK COURT	185' SECURE TRUCK COURT
OFFICE SIZE	±12,303 SF	RAMP(S)	(1) CONCRETE RAMP
MEZZANINE	±11,050 SF	CEILING HEIGHT	24' CLEAR HEIGHT
WAREHOUSE SIZE	±114,775 SF	PARKING	148 SPACES (6 HANDICAP)
LOADING	(20) DOCK HIGH DOORS	EXTRAS	FIRE SPRINKLER SYSTEM

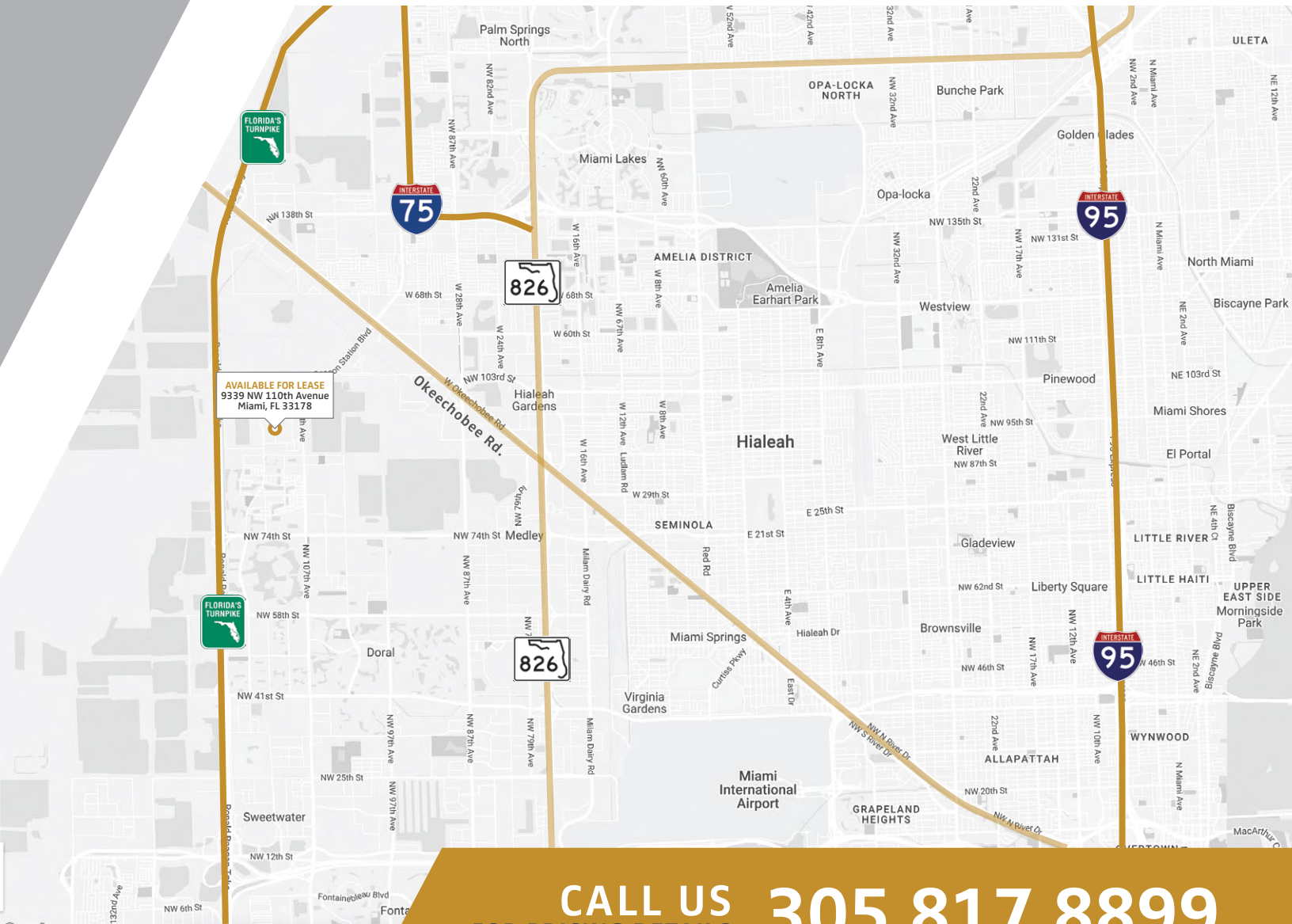
PROPERTY DESCRIPTION

Exceptional leasing opportunity in Miami's premier Medley industrial submarket.

This ±152,215 SF Class A industrial facility offers an efficient layout featuring ±12,303 SF of office space, a ±11,050 SF mezzanine, and ±114,775 SF of warehouse with 24-foot clear ceiling height. The property is equipped with 20 dock-high loading doors, one concrete ramp, a 185-foot secure truck court, ESFR fire sprinkler system, and 148 parking spaces.

LOCATION DESCRIPTION

Strategically located in the sought-after Medley/Miami industrial market, this property offers access to South Florida's major transportation network, including Florida's Turnpike, Okeechobee Road (US-27), Palmetto Expressway (SR-826), Dolphin Expressway (SR-836), I-75, and I-95. The location provides efficient connectivity to Miami International Airport, Port Miami, Port Everglades, and major distribution markets across Miami-Dade, Broward, and Palm Beach Counties.



CALL US **305.817.8899**
FOR PRICING DETAILS



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