



THE HYPE GROUP

INDUSTRIAL · FOR LEASE

7460-7580 NW 82ND ST

UNIT #7480
MEDLEY, FL 33166



~2,500 SF

TOTAL SPACE AVAILABLE

\$21.50 PSF

ASKING RATE · NNN

MANAGED BY:



01 / HIGHLIGHTS

BUILDING HIGHLIGHTS

2,500 SF TOTAL	18' CLEAR HEIGHT	1 DRIVE-IN DOOR	Office + WAREHOUSE	\$21.50 / SF NNN	M-1 ZONING
SUITE	#7480	LEASE TYPE	Triple Net (NNN)	AVAILABILITY	Immediate
OFFICE	Built-Out Office	PARKING	On-Site Available	ZONING	M-1 · 7100 Light Mfg.
PALMETTO EXPWY	~0.7 mi · 3-6 min	MIA AIRPORT	~4.3 mi · 10-15 min	LOCATION	Medley, FL 33166

02 / FEATURES

PROPERTY FEATURES

- ◆ Air-conditioned private office space
 - ◆ Zoned M-1 (Light Manufacturing)
 - ◆ Located in multi-tenant industrial park
- ◆ Standard on-site parking spaces
 - ◆ 1 grade-level drive-in doors
 - ◆ Minutes to Palmetto Expressway & Okeechobee Rd

WHO THIS SPACE WORKS FOR

A right-sized, office-equipped warehouse suite suited to hands-on operators who need functional space without the overhead of a larger facility — with the airport and seaport proximity that logistics-driven tenants depend on.

- LAST-MILE DISTRIBUTION
- TRADE CONTRACTORS
- LIGHT ASSEMBLY
- IMPORT / EXPORT
- E-COMMERCE FULFILLMENT
- SMALL MANUFACTURING

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 International 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

THE SUBMARKET

WHY MEDLEY

The Town of Medley is one of South Florida’s most concentrated industrial enclaves — a municipality built almost entirely for business, with a small residential population and hundreds of warehousing, distribution, manufacturing, and trade operations packed inside its limits.

Its appeal is **position**. Medley sits at the center of the region’s freight network, wrapped by the Palmetto Expressway (SR-826), Okeechobee Road (US-27), and the Florida Turnpike, and minutes from Miami International Airport and PortMiami. That combination of **M-1 light-industrial zoning** and highway, air, and seaport access is exactly why occupiers cluster here — goods move in and out fast, and a central Medley address reaches all of Miami-Dade within a short drive.

M-1 CORE
LIGHT-INDUSTRIAL ZONING

AIR + SEA
MINUTES TO MIA & PORTMIAMI

3 HWYS
PALMETTO · US-27 · TURNPIKE

CENTRAL
REACHES ALL OF MIAMI-DADE

IDEAL FOR

TENANTS THIS SPACE FITS

01
E-Commerce & Last-Mile
Fulfillment and delivery operators who need a drive-in door and fast highway access to route orders across the metro.

02
Importers & Distributors
Wholesale and import/export firms leveraging Medley’s proximity to MIA and PortMiami for inbound freight and regional distribution.

03
Contractors & Trades
Electrical, plumbing, HVAC, and specialty trades needing an office plus secure on-site parking for crews, trucks, and material.

04
Light Manufacturing
Assembly, fabrication, and production users suited to M-1 / 7100 zoning and 18’ clear height for equipment and racking.

05
Showroom + Warehouse
B2B sales operations that want a professional office front paired with warehouse storage and shipping behind it.

06
Food & Equipment Supply
Non-cooking distribution, restaurant-equipment, and supply businesses serving Miami-Dade’s dense operator base.

SCHEDULE A TOUR TODAY

CONNECT WITH
OUR TEAM.

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

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