

# 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  
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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.



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REALTY  
&  
MANAGEMENT

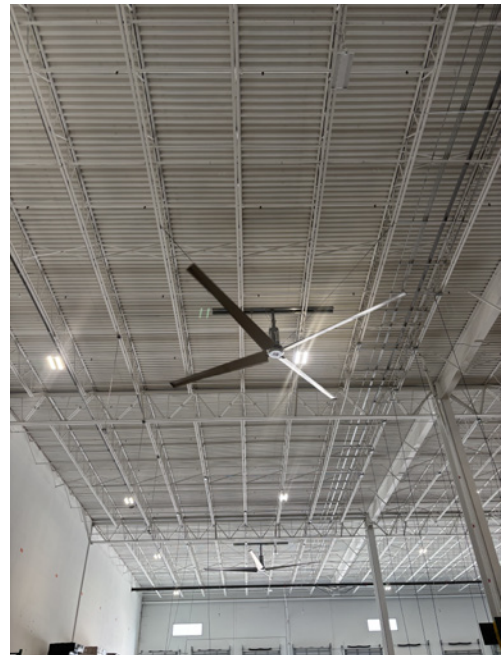
Butters Realty & Management  
6820 Lyons Technology Circle #100  
Coconut Creek, FL. 33073  
www.Butters.com

# Signature Features

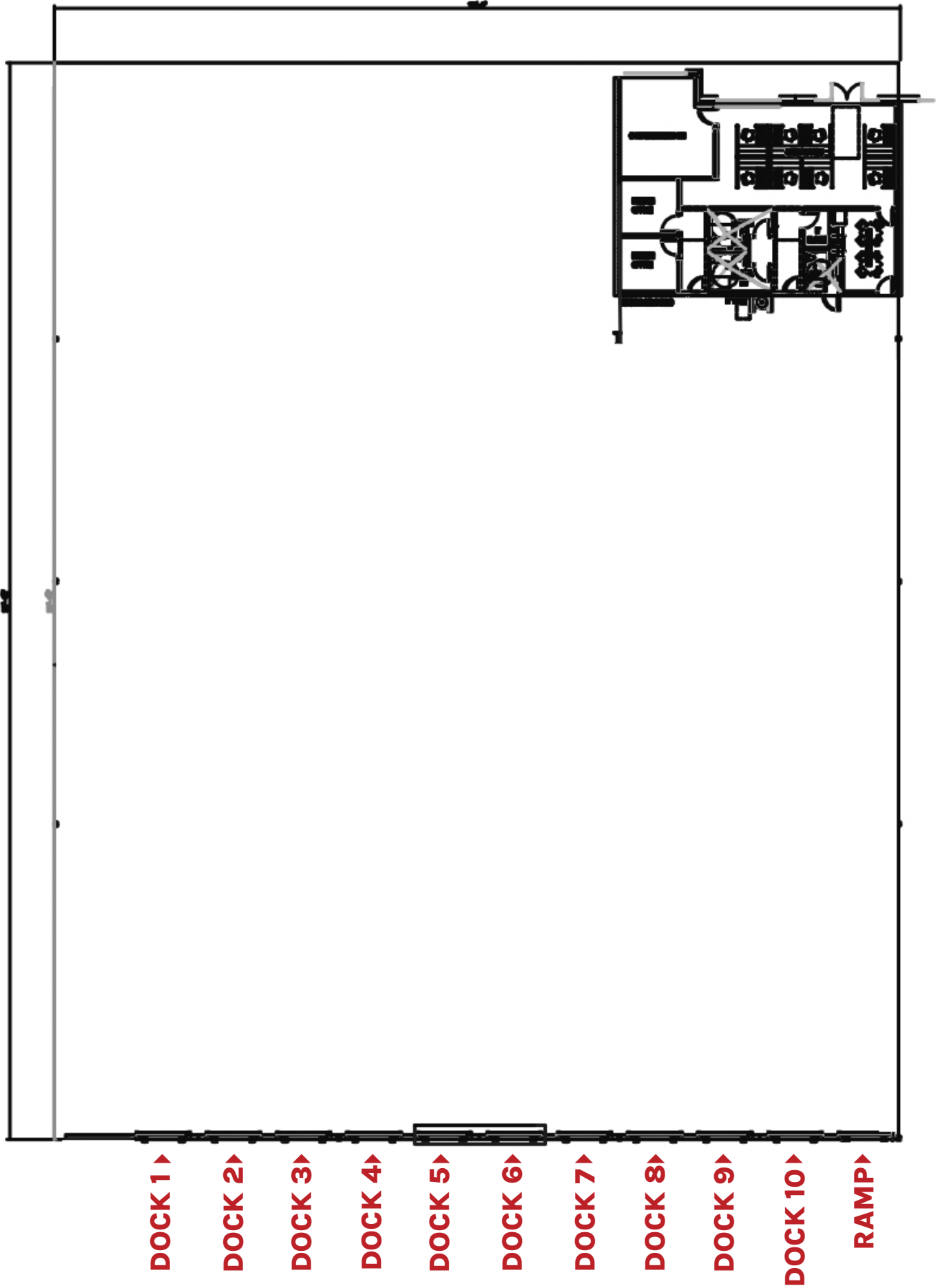
- » **Footprint:** Approximately ±32,679 SF total immediately available
- » **Lease Terms:** Sublease through January 31, 2028 - Any term considered, short, medium or long term spaces
- » **Office Space:** 2,083 SF
- » **Convenient Amenities:** Private restroom available
- » **Optimized Logistics:**
  - 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 \$15.95 PSF NNN
- » **Lease Expiration:** January 31, 2028



# A Look Inside

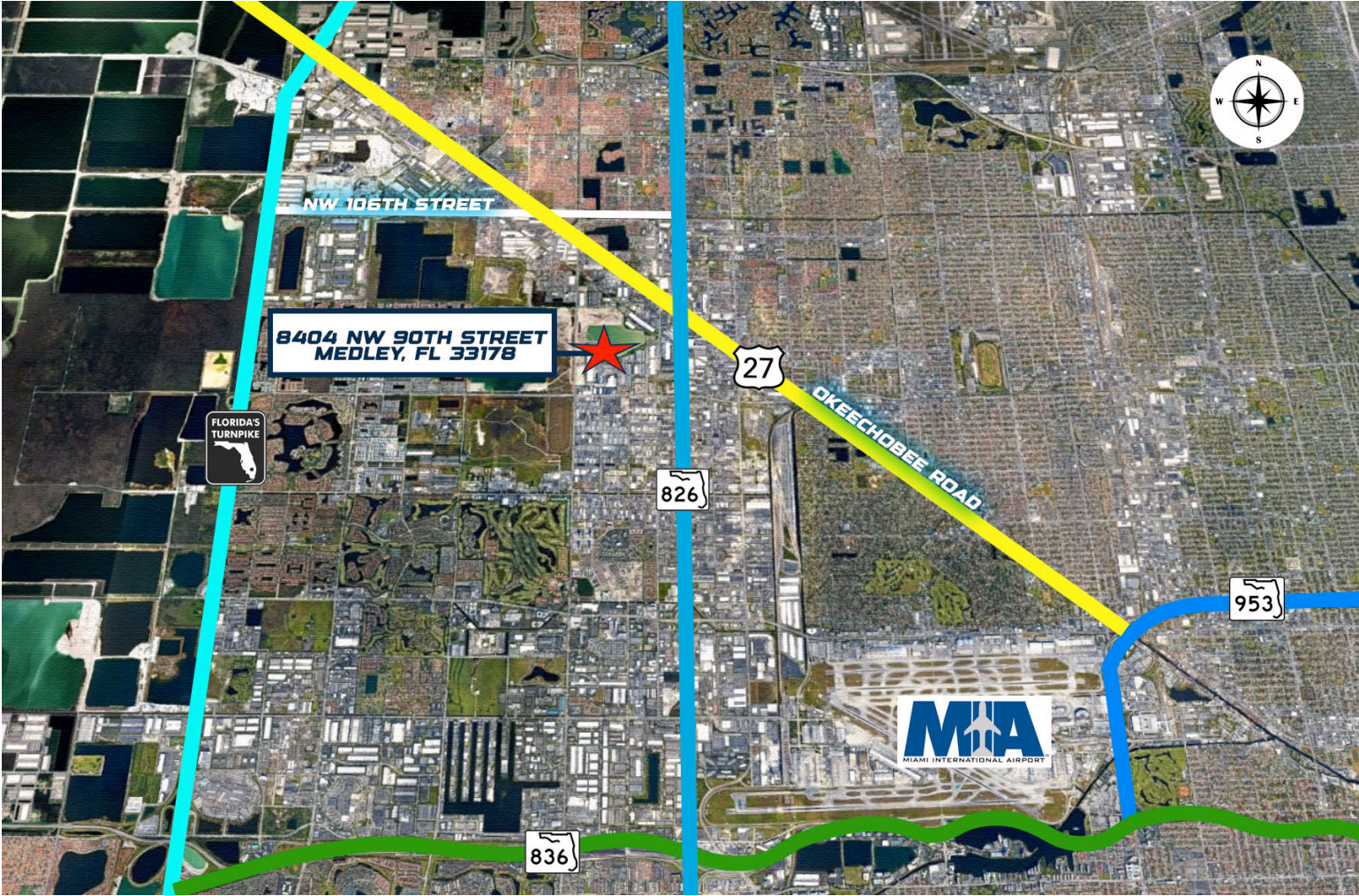


# Premises Plan ±32,679 SF



# 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





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