



Bldg 1 » 11500 NW 124th Street | Medley, FL
Bldg 2 » 11550 NW 124th Street | 33178

PRIME INDUSTRIAL LOCATION IN MEDLEY 127,985 SF CLASS A WAREHOUSE DISTRIBUTION BUILDINGS



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CO-DEVELOPMENT





LOGISTICS is a ± 6.1 -acre industrial asset located in Medley, one of South Florida's most established industrial submarkets. The property features $\pm 127,985$ square feet across two front-loaded buildings, offering long-term stability and strong tenant demand in a market that is 97% industrial. Its prime location near major transportation corridors makes it ideal for logistics and distribution users.

PROPERTY HIGHLIGHTS

- ◆ **Available SF:** **Building 1** » $\pm 61,887$
Building 2 » $\pm 66,098$
- ◆ Divisible into four (4) 30,943 - 33,049 SF bays
- ◆ **Depth/Width:** **Building 1** » 131' D x 436' W
Building 2 » 147' D x 436' W
- ◆ **Docks:** (22) 10' x 10' docks per building
- ◆ **Ramp:** (2) 15' x 16' ramps per building
- ◆ **Clear Height:** 32'
- ◆ **Column Spacing:** 60' x 54'
- ◆ **Truck Court:** 180'
- ◆ **Roof:** R-19 roof insulation
- ◆ **Power:** 277/480 volt, 3-phase / 1,200 amps per building, expandable to 2,400 each
- ◆ Ample parking
- ◆ LED lighting
- ◆ ESFR fire sprinklers
- ◆ Immediately Available
- ◆ Call for rate

LOCATION HIGHLIGHTS

- ◆ 10 miles from Miami International Airport (MIA)
- ◆ MIA is the busiest air cargo airport in the U.S. and commands the highest rental rates in the Tri-County area
- ◆ Port of Miami is the busiest cruise terminal in the world





offers immediate access to major transportation arteries including the Palmetto Expressway (SR 826), Florida's Turnpike, and Miami International Airport. Medley provides a business-friendly environment, robust infrastructure, and proximity to key regional and international markets.





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