

INFILL INDUSTRIAL — SUB-3% SUBMARKET VACANCY**MEDLEY | MEDLEY, FL 33166**
9700 NW S. RIVER DRIVE
FENCED & PAVED | BUSINESS OPTIONAL**\$4,500,000**

LIST PRICE

5,851 SF

BUILDING SIZE

39,204 SF

LAND AREA

M-1

ZONING

FAUSTO COMMERCIAL PRESENTS

A rare owner-user play in Medley, one of South Florida's most supply-constrained industrial submarkets, where occupancy holds near 97%. The fully paved, fenced site fronts South River Drive with strong visibility and immediate reach to the Palmetto (SR-826), Okeechobee Road (US-27), the Turnpike, and I-75 — the freight spine between PortMiami and MIA. Built for efficient operations with secured yard and warehouse space, it suits distribution, storage, manufacturing, or automotive use. An established Nissan used-parts business is available separately.

BUSINESS AVAILABLE FOR SALE INQUIRY**PROPERTY HIGHLIGHTS**

- Secured, fenced yard for trucks, fleet & outdoor storage
- Functional warehouse/workspace built for flexible operations
- Rare mid-size building in a market with little new supply

LOCATION ADVANTAGES

- Immediate access to Palmetto (SR-826), US-27 & the Turnpike
- Positioned between PortMiami & MIA — prime freight corridor
- Small-bay vacancy across Miami-Dade near record lows

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