

Seagis @ Medley Industrial Park

Colliers



10900 NW 138TH STREET, MEDLEY, FL 33178



±235,812 TOTAL SF
NEW STATE-OF-THE-ART INDUSTRIAL BUILDING

PROPERTY HIGHLIGHTS

- › ±235,812 SF Available
- › Spec Office
 - Corner Office: ±2,960 SF
 - Center Office: ±3,002 SF
 - Total Office: ±5,962 SF
- › 40' Clear Height
- › 54' x 56' Column Spacing
- › 70' Speed Bay
- › 130' - 240' Truck Court
- › 46 Dock High Doors
 - (40K LB Dock Levelers - Every 4th Door)
- › 2 Oversized Concrete Ramps
 - (12'x14' & 14'x14')
- › 203 Car Parking Spaces
- › 76 Concrete Trailer Parking Spaces
 - (12'x55')
- › R19 Roof
- › Power: 2,000 Amps
 - (3-phase, 277/480 Volt)



±235,812 TOTAL SF
AVAILABLE 1Q 2026

SITE ACCESS

Positioned in a prime micromarket with leading institutional investors and top global tenants.



Premium tenancy within the Turnpike Corridor

Sysco

Cargill

Wawa

Trakita



KeHE

FedEx

FREEDOM FRESH
MASTERS OF QUALITY PRODUCE



Lineage



GEODIS

FreezPak
LOGISTICS



BOEING

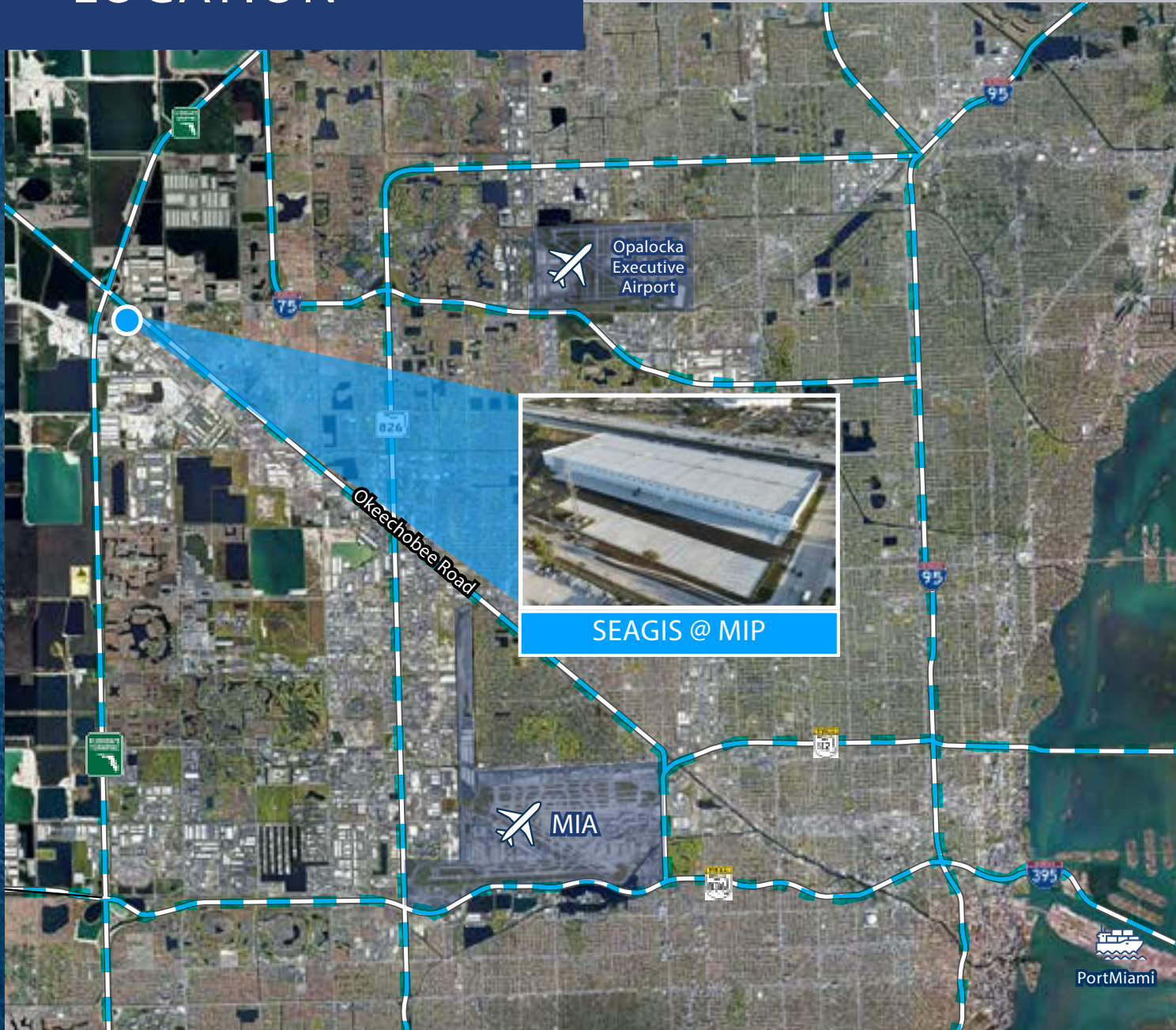


ACT

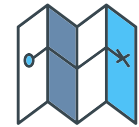
KUEHNE+NAGEL



PRIME LOCATION



Prime Frontage on
Okeechobee Road &
Florida's Turnpike



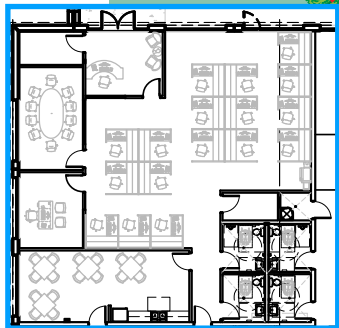
8 miles from Miami
International Airport



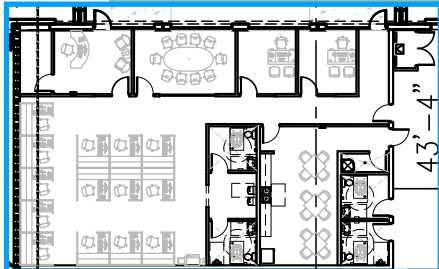
Within 60-minute
drive of 80% of South
Florida's growing 6.2+
million residents

SITE PLAN

W OKEECHOBEE RD



Corner office: 2,960 SF



Center office: 3,002 SF

294'

800'

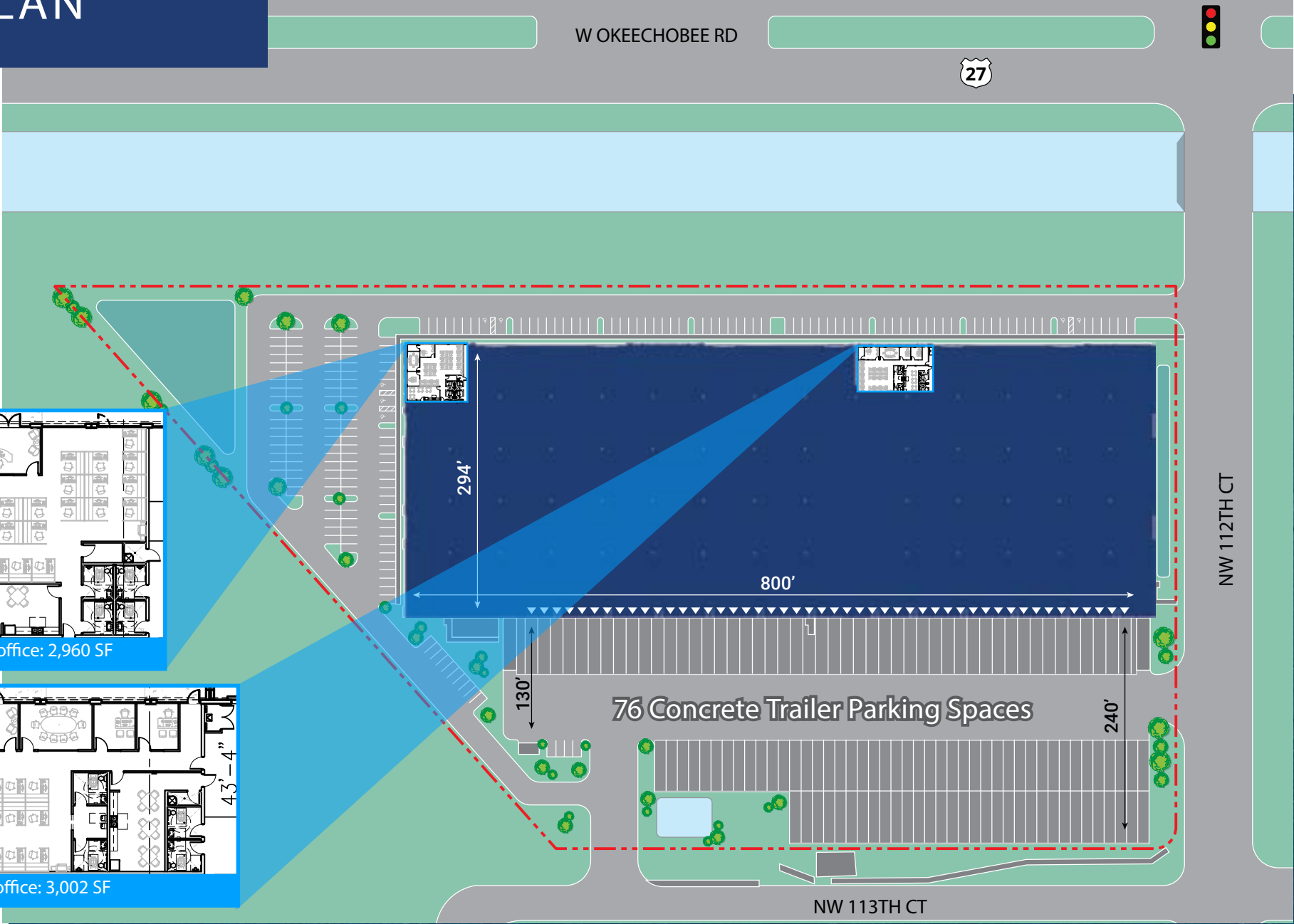
76 Concrete Trailer Parking Spaces

130'

240'

NW 113TH CT

NW 112TH CT

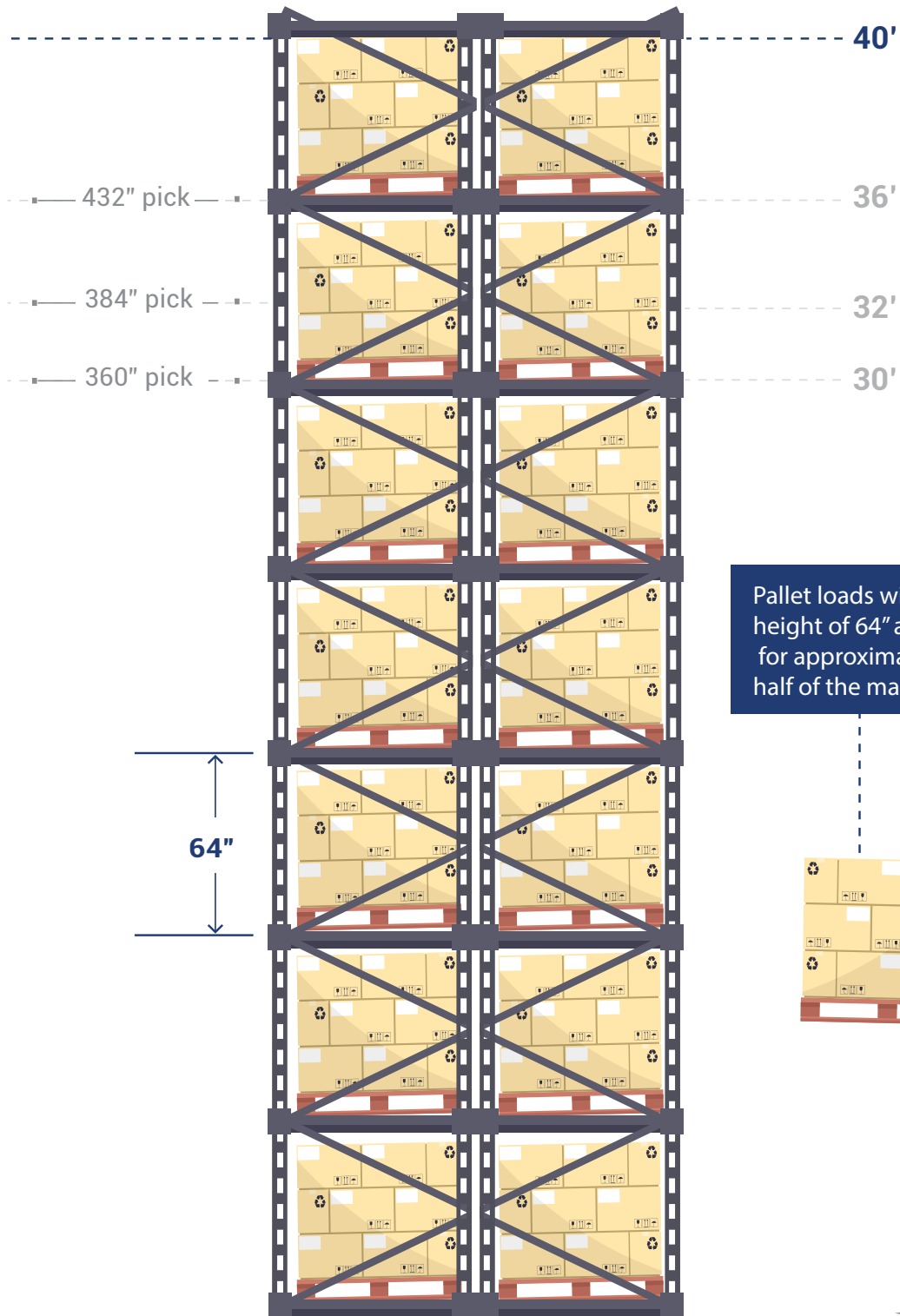


YOU'RE IN
THE CLEAR



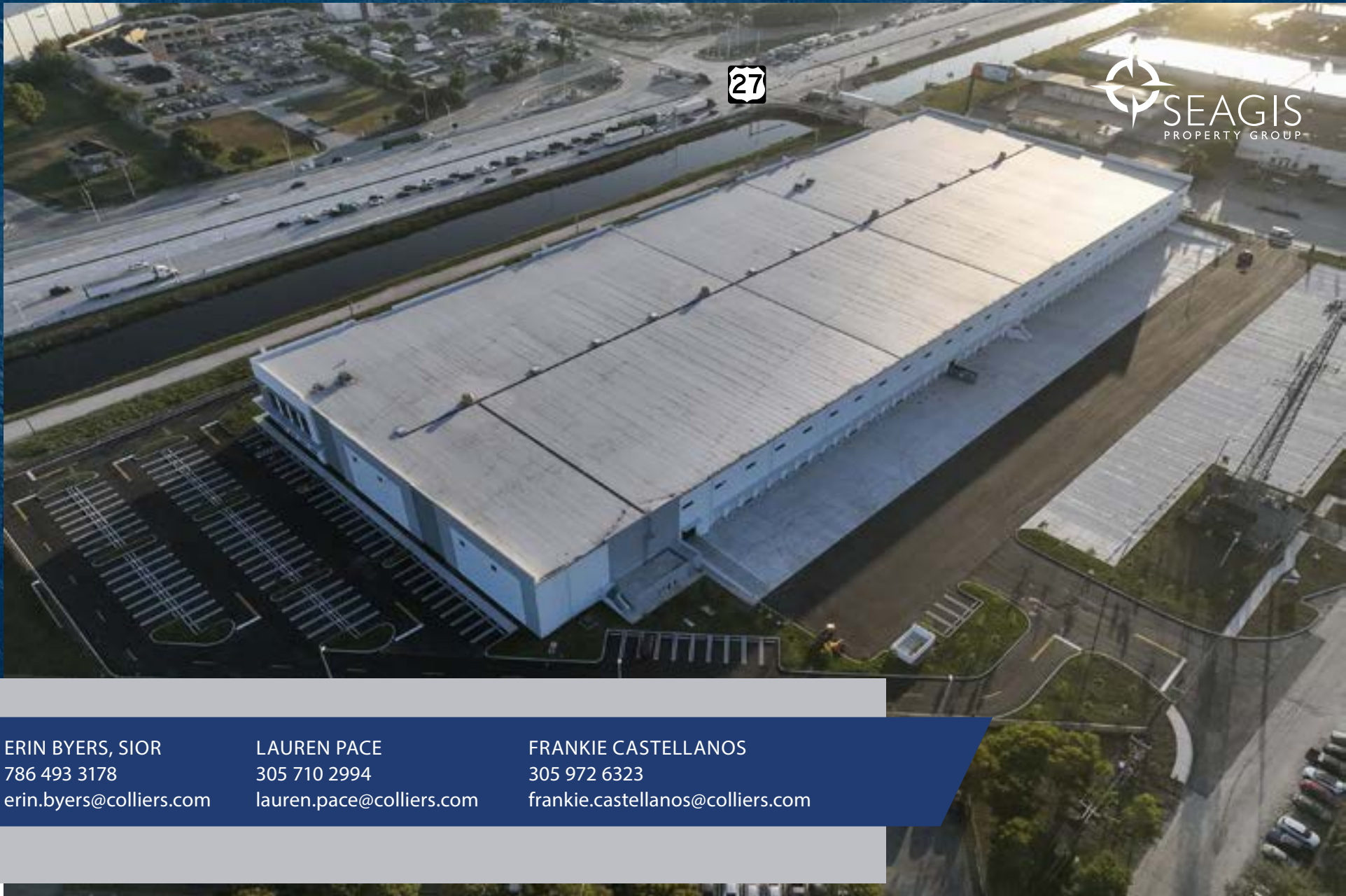
A revolutionary market offering, boasting a **40'** clear height that enhances cubic capacity by up to **25%***.

**1 more pallet position compared to a 32' clear building.*



Pallet loads with a height of 64" account for approximately half of the market





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