

INDUSTRIAL • LOGISTICS • DISTRIBUTION • WAREHOUSE

7500 NW 81ST PLACE

Lakeview Commerce Center — Building A | Medley, FL 33166



ASKING RENT

\$15.50 PSF NNN

79,684 SF
BUILDING SIZE

31,749–79,684 SF
AVAILABLE

28'
CLEAR
HEIGHT

45
DOCK
DOORS

7500 NW 81ST PLACE

7500 NW 81st Place is a **79,684 SF** dock-high industrial building in Lakeview Commerce Center, within the Miami Airport North submarket in Medley, FL. The building is available for sublease through **10/31/2030**, with a **5-year renewal option**, and can be leased as two separate suites or as a single, full-building user.

The building offers 45 dock-high doors across both suites and 28' clear height throughout, making it well suited for freight forwarding, container drayage, and import/export warehousing operations, supported by a private truck court. Suite B's loading area (Bays 19–45) includes a double ramp at Bays 28 & 29 for oversized or heavy-load access.

PROPERTY HIGHLIGHTS

- 45 Total Dock-High Doors (18 + 27)
- Divisible: 31,749 SF or 47,735 SF
- Double Ramp Access – Bays 28 & 29
- Miami Airport North Submarket
- 28' Clear Height Throughout
- Full Building Option: 79,684 SF
- Sublease Thru 10/31/2030 + 5-Yr Option
- 6.1 Miles to Miami Int'l Airport

IDEAL USES

Freight Forwarding

Container Storage & Drayage

3PL / Distribution

Import / Export Warehousing

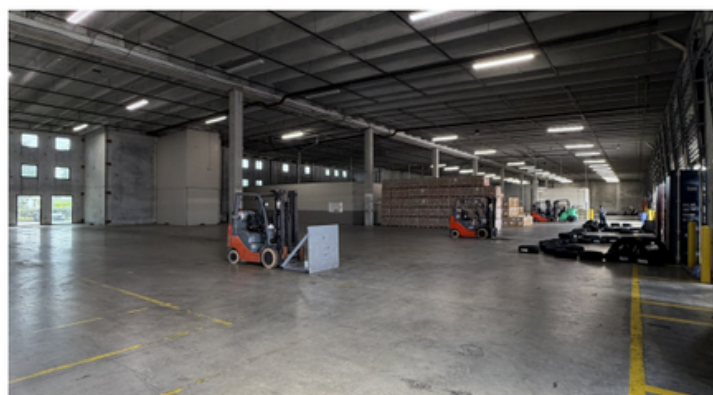
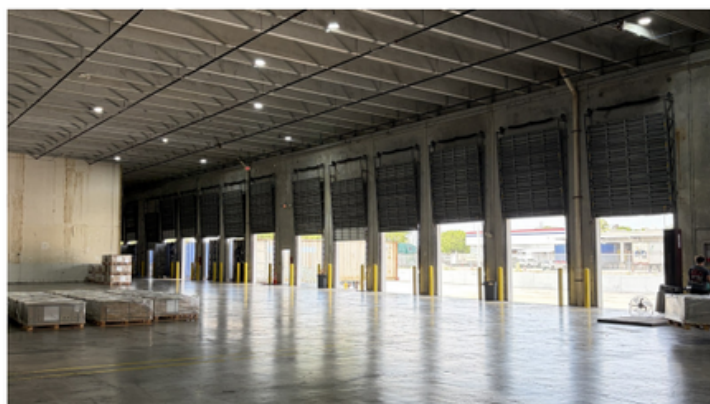
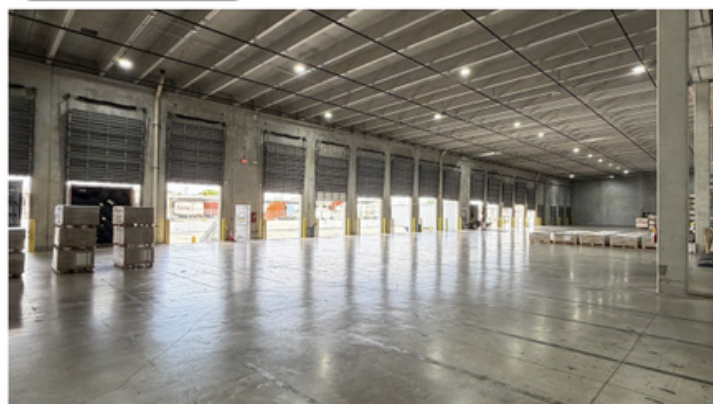
Private Truck Court

Trucking & Logistics

ASKING RENT

\$15.50 PSF NNN

Building Size	79,684 SF
Available	31,749–79,684 SF
Total Office	7,158 SF
Clear Height	28'
Dock Doors	45 Total
Sublease Expires	10/31/2030
Renewal Option	5 Years
Submarket	Miami Airport North



SITE PLAN & CONFIGURATIONS



■ Suite A — 31,749 SF
 ■ Suite B — 47,735 SF

SUITE A 31,749 SF		SUITE B 47,735 SF		ENTIRE BUILDING 79,684 SF	
Total Size	31,749 SF	Total Size	47,735 SF	Total Size	79,684 SF
Office	1,730 SF	Office	5,428 SF	Office	7,158 SF
Warehouse	±30,019 SF	Warehouse	±42,307 SF	Warehouse	±49,366 SF
Dock Doors	18	Dock Doors	27 (Bays 19–45)	Dock Doors	45 Total
Clear Height	28'	Clear Height	28'	Clear Height	28'
Best for: Distribution, Trucking		Double ramp access at Bays 28 & 29.		Sublease Thru 10/31/2030	
				Full-site occupancy with combined warehouse, office, and dock-high loading.	

Suites A and B may be leased individually or combined. Estimated monthly rent calculated at \$14.50 PSF NNN annually, divided across 12 months; figures are estimates only — confirm final pricing and NNN charges with broker. Site plan reflects approximate suite boundaries.

LEASING OPPORTUNITY

SUITE A

31,749
SF

TOTAL SIZE

1,730 SF

OFFICE

±30,019
SF

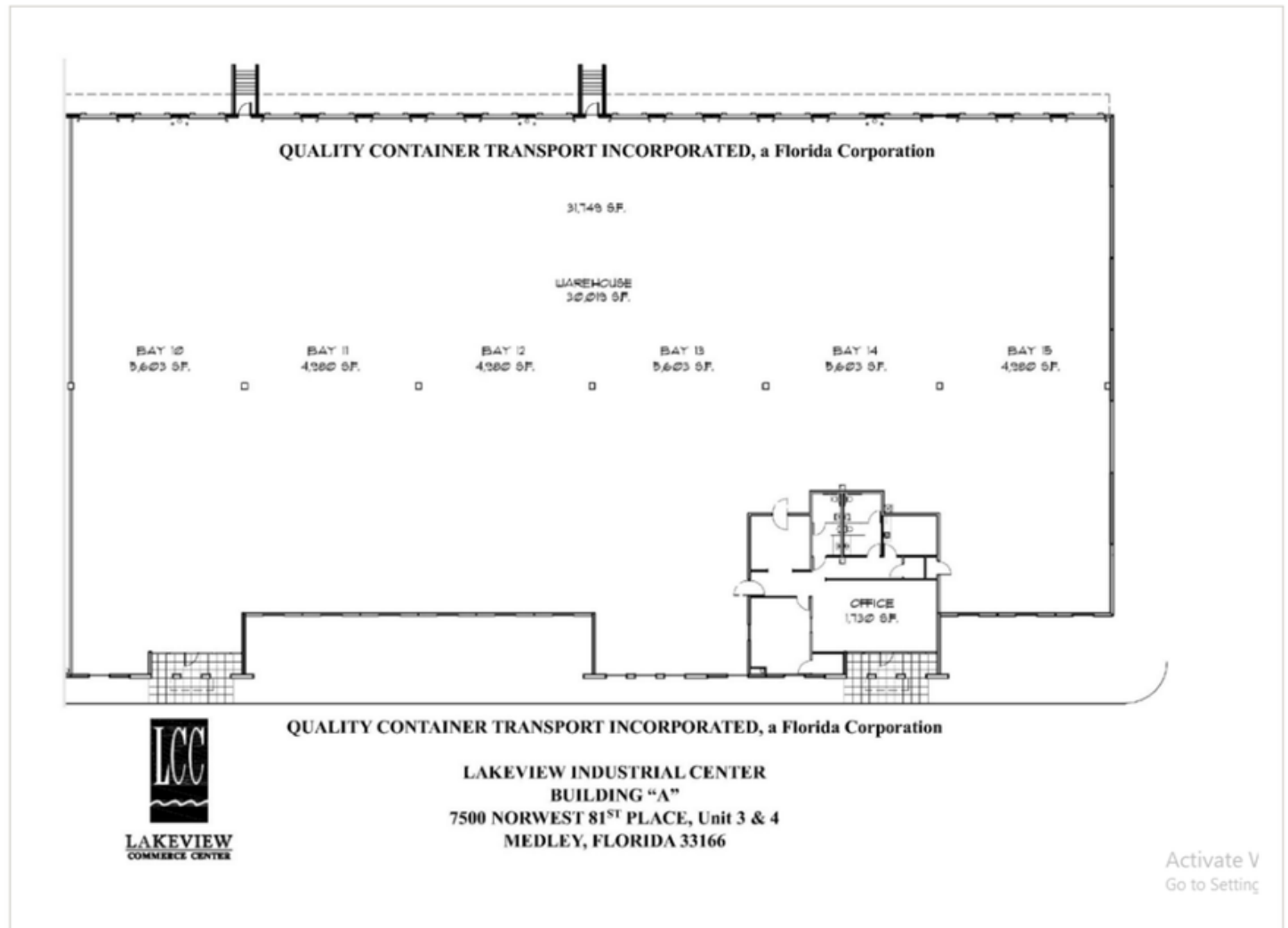
WAREHOUSE

18

DOCK DOORS

28'

CLEAR HEIGHT



Suite A offers 31,749 SF with 18 dock-high doors and 1,730 SF of built-out office space. The unit is dock-high throughout with direct trailer access and a private truck court, making it a strong fit for distribution and trucking operations looking for a self-contained space within Lakeview Commerce Center.

Distribution

Trucking / Drayage

Private Truck Court

Warehousing

LEASING OPPORTUNITY

SUITE B

47,735
SF

TOTAL SIZE

5,428 SF
OFFICE

±42,307
SF

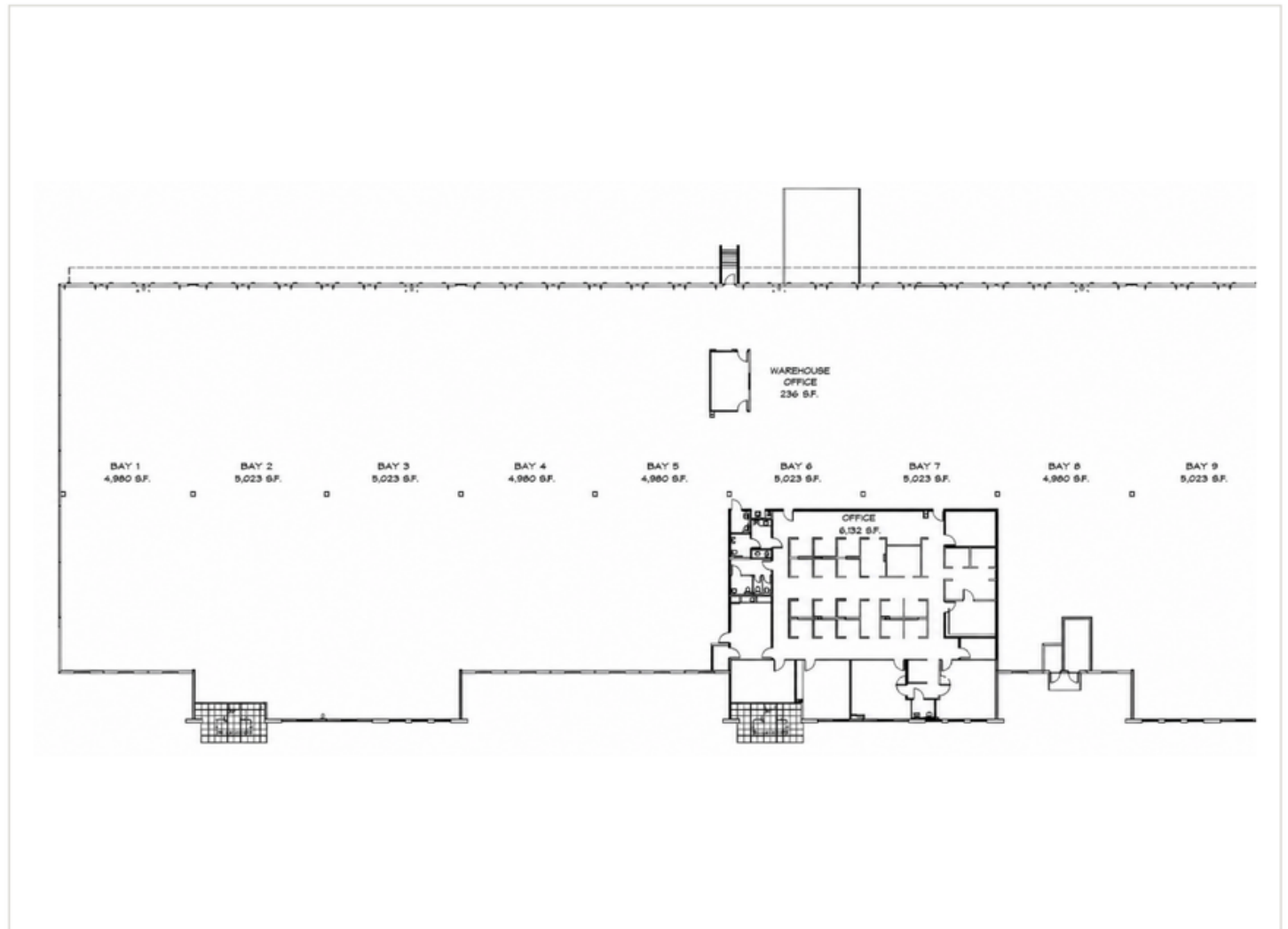
WAREHOUSE

27

DOCK DOORS

28'

CLEAR HEIGHT



Suite B offers 47,735 SF with 27 dock-high doors spanning Bays 19–45, including a double ramp at Bays 28 & 29 for oversized or heavy-load equipment access. The suite includes 5,428 SF of built-out office space, well suited for freight forwarding, container transport, and 3PL operations requiring larger loading capacity.

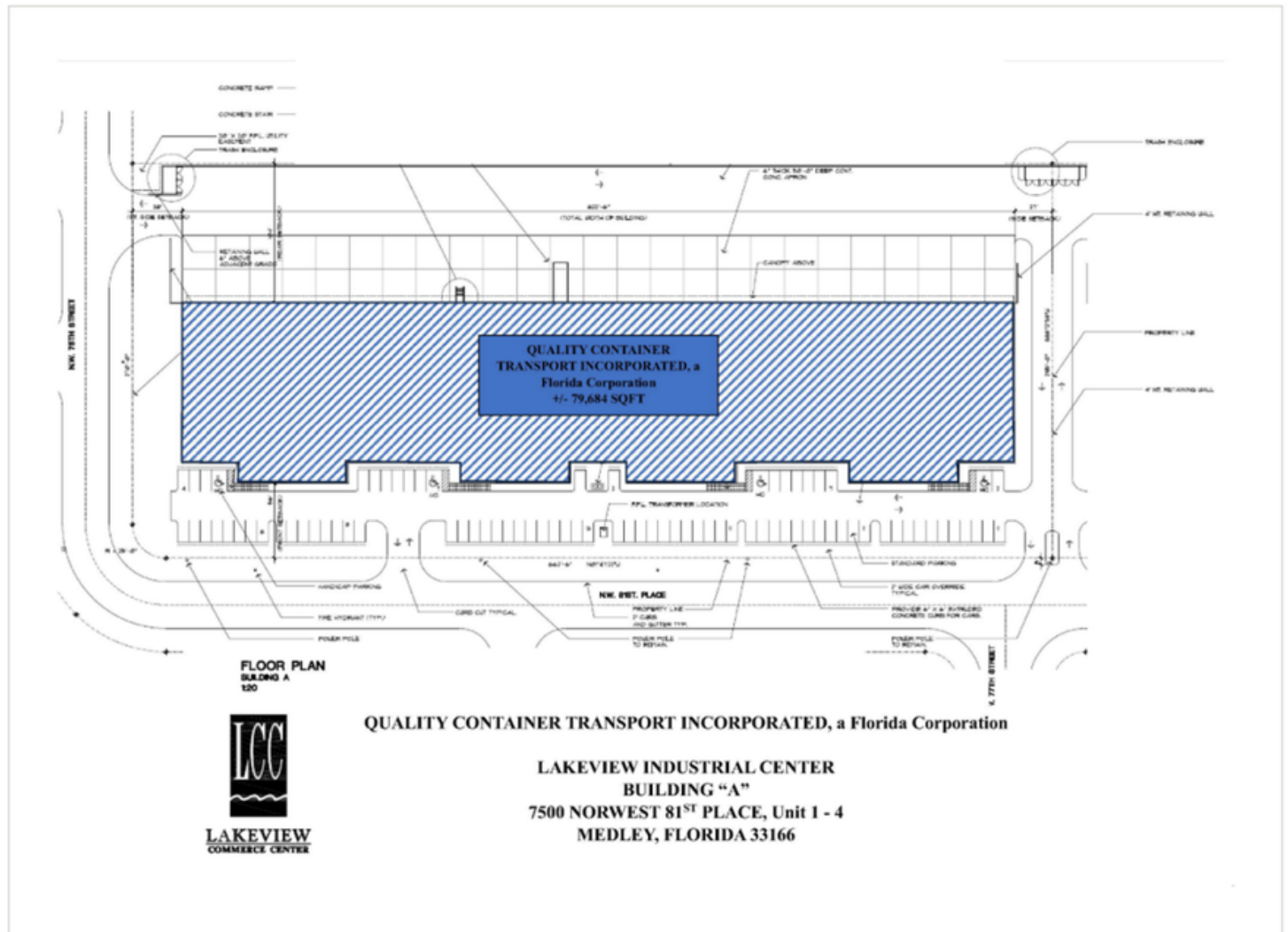
Freight Forwarding

Container Transport

3PL

Import / Export

FULL BUILDING FLOOR PLAN



Building A totals ±79,684 SF and can be occupied as a single full-building user or split between Suite A (31,749 SF) and Suite B (47,735 SF).

79,684 SF
TOTAL BUILDING

7,158 SF
TOTAL OFFICE

45
TOTAL DOCK DOORS

28'
CLEAR HEIGHT

LOCATION & ACCESS

MIAMI AIRPORT NORTH

Miami International Airport (MIA)	±6.1 mi / 15 min
Port of Miami	±15.5 mi / 26 min
Palmetto Metrorail Station	±0.5 mi
Submarket	Miami Airport North
Zoning	Industrial



Aerial view of dock-high loading and private truck court along the rear of the Building.

Located in Lakeview Commerce Center within Medley's industrial core, 7500 NW 81st Place sits inside Miami's premier Airport North logistics submarket — minutes from Miami International Airport and within easy reach of the Port of Miami, giving freight, logistics, and distribution users fast regional and international access.



LET'S TALK

SCHEDULE A TOUR OR REQUEST INFO

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\$15.50 PSF

NNN

ASKING RENT

79,684 SF

BUILDING

**31,749-
79,684 SF**

AVAILABLE

2

LEASABLE SUITES

10/31/30

SUBLEASE EXPIRES

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