



FOR LEASE

9498 NW South River Dr

MEDLEY, FL 33166

INDUSTRIAL OUTSIDE STORAGE YARD

5,000 SF WAREHOUSE/OFFICE • ±4.85 ACRES IOS • COVERED OUTDOOR SPACE

A fully paved and fenced industrial outside storage yard in the heart of Medley, featuring an enclosed 5,000 SF office/warehouse building, a covered outdoor structure, and frontage on NW South River Drive. Zoned M-1 (Heavy Industrial) with easy access to the Palmetto Expressway, Florida's Turnpike, and Miami International Airport. Available Q3 2026.



**5,000 SF
Office/Warehouse**



**±4.85 Acres
IOS Yard**



**Paved &
Fenced Lot**



**Zoned M-1
Heavy
Industrial**



**Covered
Outdoor Space**

AVAILABLE Q3 2026 • CALL FOR PRICING

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9498 NW SOUTH RIVER DR, MEDLEY, FL 33166

PROPERTY OVERVIEW



PROPERTY OVERVIEW

This ±4.85 acre industrial outside storage (IOS) site offers a 5,000 SF enclosed warehouse/office building on a fully paved and fenced lot in the heart of Medley's industrial corridor. The property includes a separate covered outdoor structure providing shaded equipment and trailer staging, along with frontage on NW South River Drive and easy access to all major South Florida thoroughfares. Zoned M-1 (Heavy Industrial), the site is well suited for trucking, equipment storage, contractor yards, and other outdoor-intensive industrial uses. The property will be available beginning Q3 2026.

PROPERTY HIGHLIGHTS



±4.85 Acres
Industrial Outside Storage



5,000 SF
Office/Small Warehouse



Paved and
Fenced Lot



Covered
Outdoor Space



Zoned M-1
Heavy Industrial



Easy Access to
Major Thoroughfares

IDEAL FOR A VARIETY OF USERS

INDUSTRIAL OUTSIDE STORAGE & HEAVY INDUSTRIAL USES



TRUCKING & TRAILER STORAGE

Expansive paved, fenced yard ideal for tractor-trailer parking, chassis storage, and fleet staging.



EQUIPMENT & HEAVY MACHINERY STORAGE

Secure, fenced outdoor storage suited for construction equipment, machinery, and heavy assets.



CONTRACTOR & CONSTRUCTION YARDS

Office/warehouse space combined with outside storage supports material laydown and contractor operations.



LOGISTICS & DISTRIBUTION

Centrally located in Medley's industrial core with quick access to regional highways and major freight corridors.



OUTDOOR STORAGE & CONTAINER YARDS

Fenced and paved lot accommodates intermodal containers, racking, and bulk material storage.



FLEET MAINTENANCE & STAGING

Covered outdoor structure provides shaded space for vehicle service, washing, and staging operations.

LOCATION ADVANTAGES

9498 NW SOUTH RIVER DR • MEDLEY, FL 33166

5
MIN

PALMETTO EXPRESSWAY (SR-826)

Immediate access to South Florida's primary north-south industrial corridor.

10
MIN

FLORIDA TURNPIKE (HEFT)

Quick connection to the Turnpike for regional and statewide distribution.

12
MIN

MIAMI INTERNATIONAL AIRPORT

Convenient access to MIA for air cargo and regional travel.

18
MIN

INTERSTATE 75

Direct route north to I-75 for distribution throughout Florida and beyond.

22
MIN

PORT OF MIAMI

Efficient access to domestic and international shipping at Port Miami.

35
MIN

FT. LAUDERDALE-HOLLYWOOD INT'L AIRPORT

Extended reach into Broward County via the Turnpike and I-595.

38
MIN

PORT EVERGLADES

Connects the site to one of the busiest container ports in the Southeast.

38
MIN

CENTRAL MIAMI-DADE INDUSTRIAL HUB

Strategically positioned between the Palmetto and the Turnpike to serve all of South Florida.

Located in the Town of Medley — one of Miami-Dade County's most established industrial submarkets — the property sits between the Palmetto Expressway and Florida's Turnpike, giving tenants fast, direct access to Miami International Airport, Port Miami, Port Everglades, and the broader South Florida distribution network.

FOR LEASING INFORMATION



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