

# South River Industrial

8200 NW 93rd Street  
Medley, FL 33166

+/-16,118 SF Available For Lease



## South River Industrial

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## Property Highlights

South River Industrial is situated in the core of the East Medley sub-market of Miami with proximity to SR 826, Florida Turnpike and the Gratigny Expressway. Comprised of 169,814 SF in two buildings, South River Industrial offers modern amenities such as: 32' clear heights, 180' truck court, 54' column widths and an average of 1 dock per 3,300 square feet. With an above average parking ratio of 1.2 per 1,000 SF and 10% office finish, South River Industrial accommodates all industrial uses.

# 16K

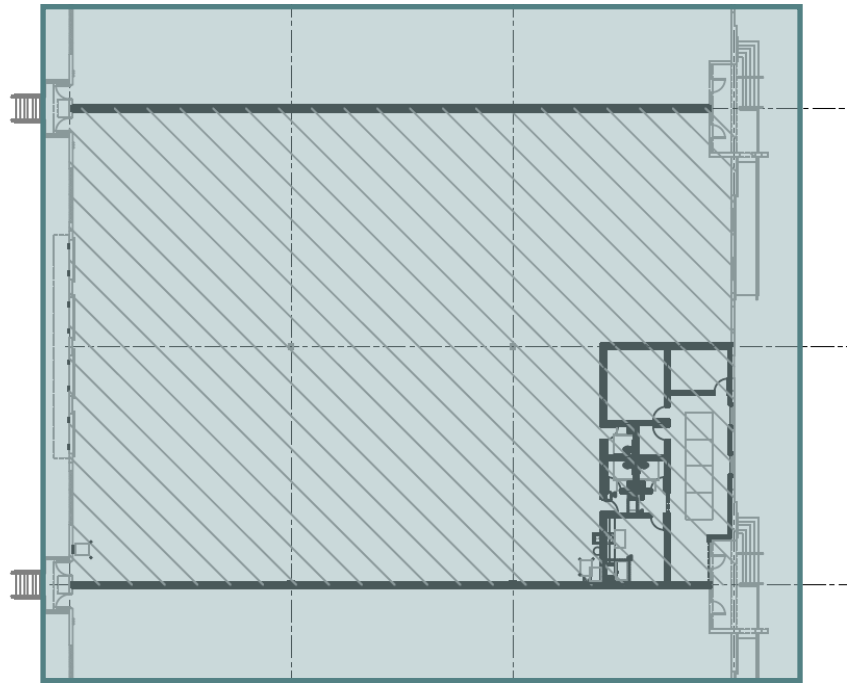
Total SF

# 32'

Clear Height

# 2020

Year Built



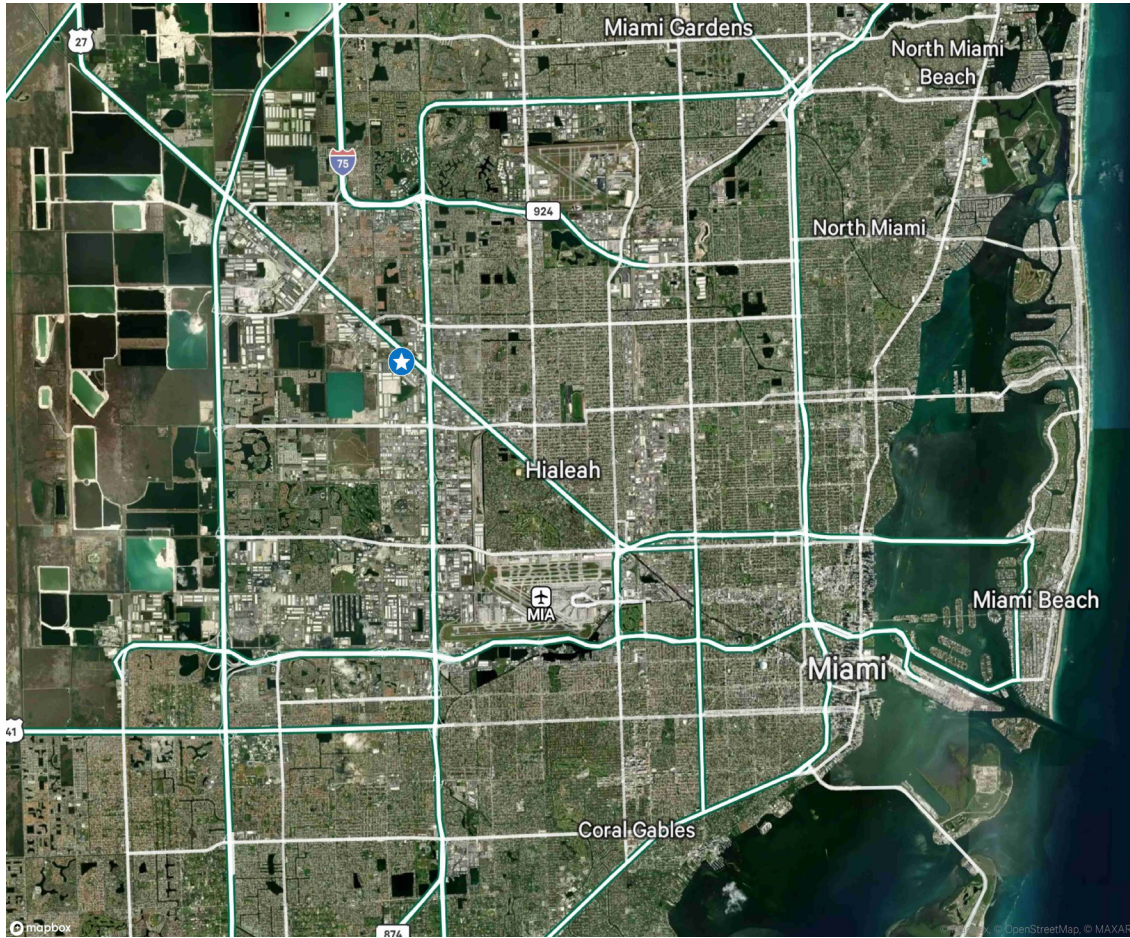
## Property Features

Available SF	±16,118 SF
Warehouse SF	±14,644 SF
Office SF	±1,474 SF
Clear Height	32'
Loading	5 dock positions & 1 ramp
Truck Court	180-ft shared truck court
Parking	15 spaces
Lease Rate	\$18.75 NNN + \$5.00 OpEx
Available	July 2026

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## Location Highlights

- + Strategic regional center-point between Miami-Dade and Broward Counties.
- + Located near the intersection of U.S. 27 and the Palmetto Expressway with access to Miami-Dade and broader South Florida via U.S. 27 and 74th to the Florida Turnpike.
- + Situated along the new 87th street bypass which will be a 60-foot wide roadway connecting U.S. 27 to the Palmetto Expressway providing for direct connectivity into the cargo terminals of the Miami International Airport, PortMiami, Port Everglades and greater South Florida.

## Contact Us

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