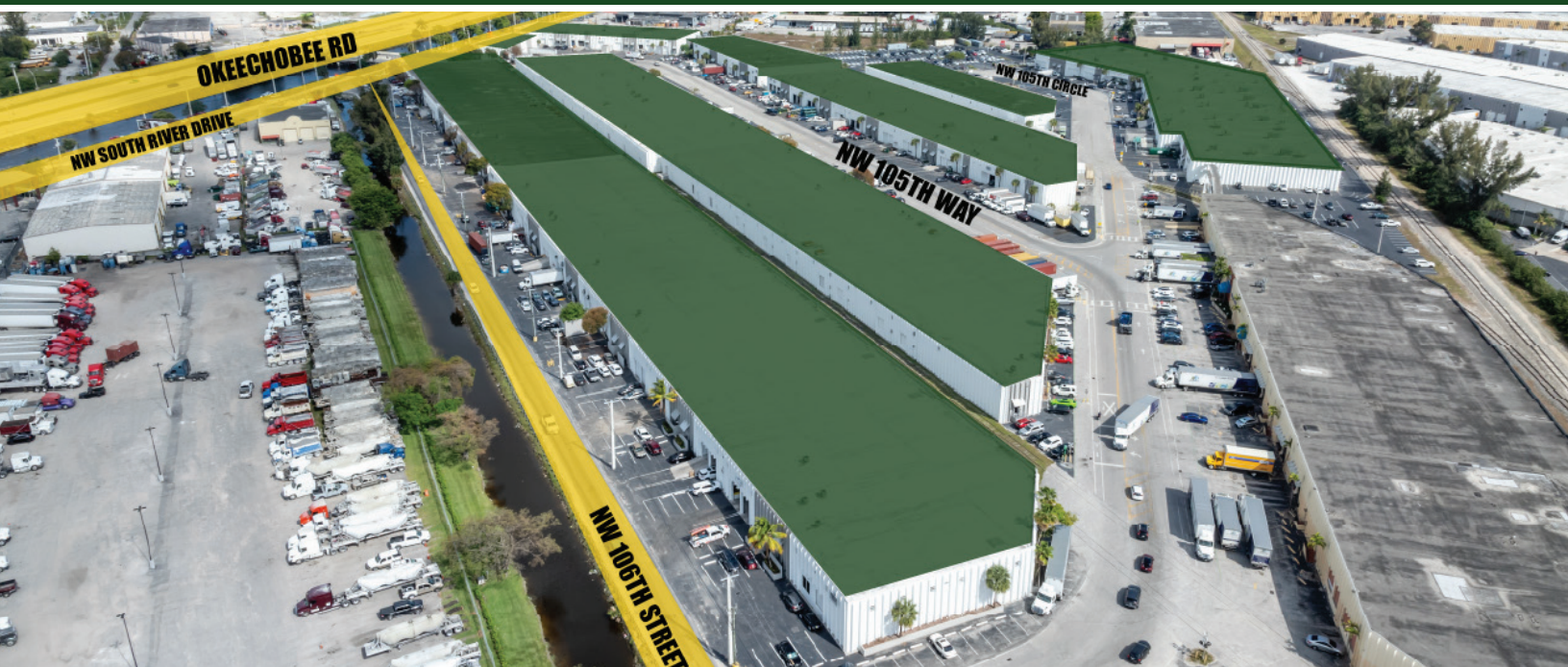


# GENERAL BROCHURE

## The Port @ Medley 105

10598 NW South River Dr, Medley, FL 33178



### PROPERTY OVERVIEW

The Port @ Medley 105 is a premier industrial complex comprising 10 twin-T concrete, dock-high & ramp loading buildings designed to accommodate distribution, logistics, and manufacturing operations. Units start at 5,000 SF and feature fully air-conditioned office space, 20–24' clear ceiling heights, and 150' truck courts for optimal freight handling and operational efficiency.

### PROPERTY ADVANTAGES

- Prime Medley industrial location within Miami-Dade's core distribution hub
- Flexible unit sizes to accommodate diverse tenant needs
- Robust infrastructure designed for high-volume operations
- Superior regional and statewide connectivity
- Proximity to skilled labor pool and major commercial centers

### PERFECT FOR

- Regional distribution centers
- Logistics and supply chain operations
- Light and medium manufacturing
- E-commerce fulfillment hubs
- Wholesale and storage businesses
- With modern infrastructure, a strategic Medley location, and unmatched regional connectivity, The Port @ Medley 105 is the perfect base for industrial and distribution businesses looking to streamline operations, improve efficiency, and expand market reach.

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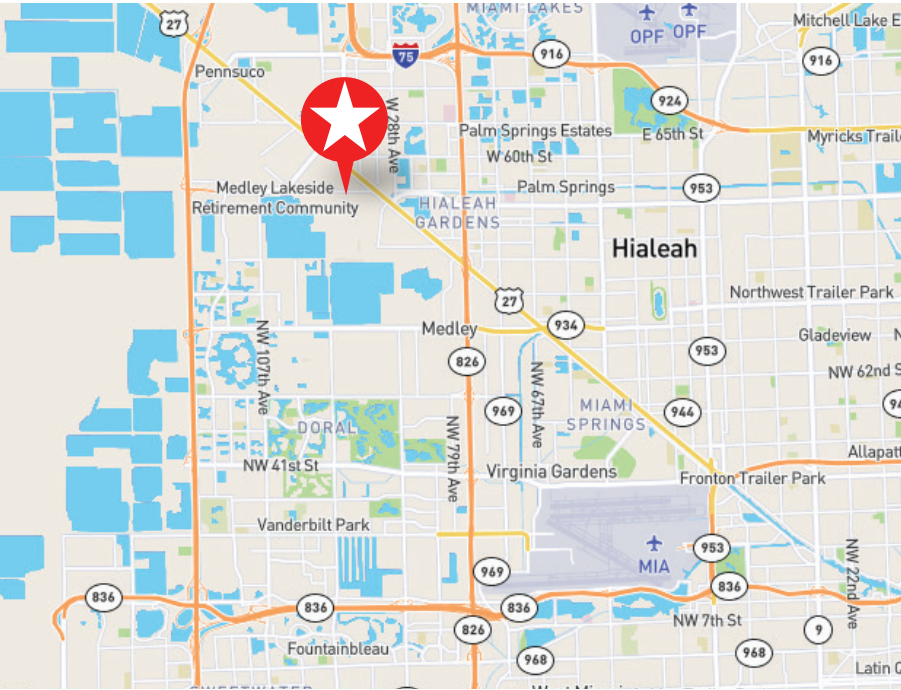
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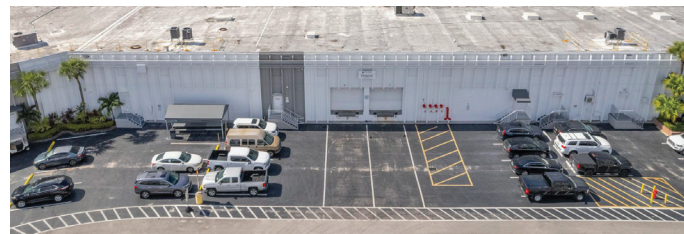
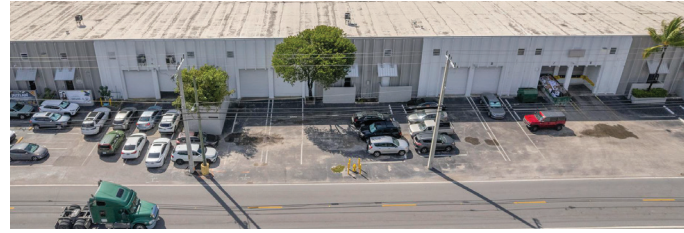
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### LOCATION OVERVIEW

Strategically located along Okeechobee Road (US-27)—one of Miami-Dade's major commercial corridors—the property offers high visibility, excellent frontage, and seamless access to key transportation routes. Situated at NW South River Drive and NW 105th Way, it is just minutes from Florida's Turnpike and Palmetto Expressway (SR-826), providing direct connectivity to all major highways and ports in the region. Miami International Airport and PortMiami are easily accessible via Dolphin Expressway (SR-836), while Broward County and Port Everglades are within quick reach via I-75 and I-95, making it an ideal hub for companies requiring superior logistics capabilities.



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