

# MEDLEY PALMETTO INDUSTRIAL PARK

30,600 SF AVAILABLE FOR LEASE

7675 - 7685 NW 80th Terrace, Medley, FL 33166



## PALMETTO EXPRESSWAY EXPOSURE

### PROPERTY DESCRIPTION

Medley Palmetto Industrial Park consists of 10 concrete dock high buildings, perfect for distribution or manufacturing. With a minimum unit size of 3,080 square feet, fully air-conditioned office space, 20 - 24' clear ceilings and 150' truck courts, MPIP provides functional industrial warehouse space within the Medley industrial market.

### LOCATION DESCRIPTION

Situated on a major Highway such as Palmetto Expressway, Medley Palmetto Industrial Park offers convenient access to all major thoroughfares as well as excellent frontage and exposure. Located Just south of NW South River Drive between NW 74th Avenue and Palmetto Expressway. MPIP is only minutes away to both Palmetto Expressway and Florida Turnpike via Okeechobee Road which in turn provides access to every highway and port in the county. Miami International Airport and PortMiami are accessible within minutes from Dolphin Expressway, Broward County and Port Everglades from I-75 and I-95.

### PROPERTY FEATURES

- +/- 30,600 Sq. Ft. Total Size
- +/- 3,155 Sq. Ft. Office
- +/- 27,445 Sq. Ft. Warehouse
- Four (4) Dock High Loading Doors
- Two (2) Ramp Loading Doors
- 22' Clear Ceiling Height
- (2) 200 Amp, 3-Phase, 120/240V
- (1) 400 Amp, 3-Phase, 120/240V
- (1) 600 Amp, 3-Phase, 120/240V
- Fully Fire Sprinkled Building
- **Corner/End Unit**
- **Fronting The Palmetto Expressway**
- **The unit will be ready at the end of Q2 2025**

### MORE INFORMATION

**Alexander Bernaldo, SIOR**  
President  
786.337.7877  
Alex@AmericasCRE.com

**Michael Silva, SIOR**  
Vice President  
786.337.7881  
mike@americascre.com

**Marcel Perez**  
Commercial Advisor  
786.337.7879  
marcel@americasCRE.com

