

# South River Industrial

8300 NW 93rd Street  
Medley, FL 33166

+/-8,435 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.

# 8K

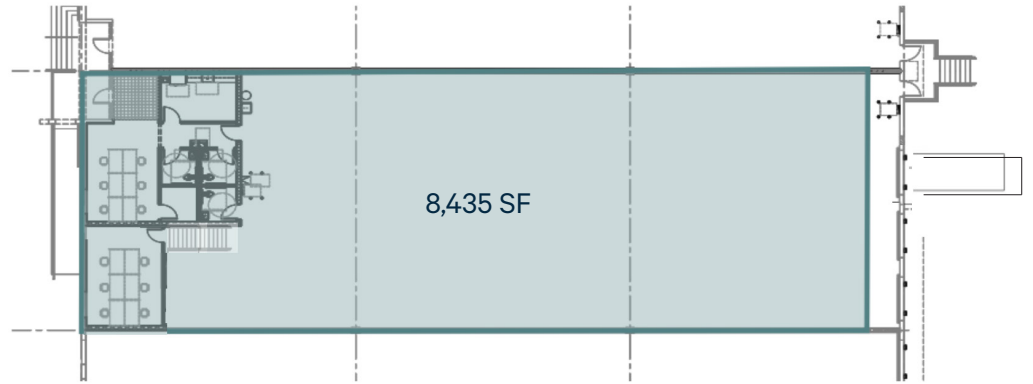
Total SF

# 32'

Clear Height

# 2020

Year Built



## Property Features

Available SF	8,435 SF
Warehouse SF	7,265 SF
Office SF	1,170 SF
Clear Height	32'
Loading	2 docks & 1 oversized ramp
Truck Court	180-ft shared truck court
Lease Rate	\$19.95 NNN + \$5.00 OpEx
Available	September 1, 2025

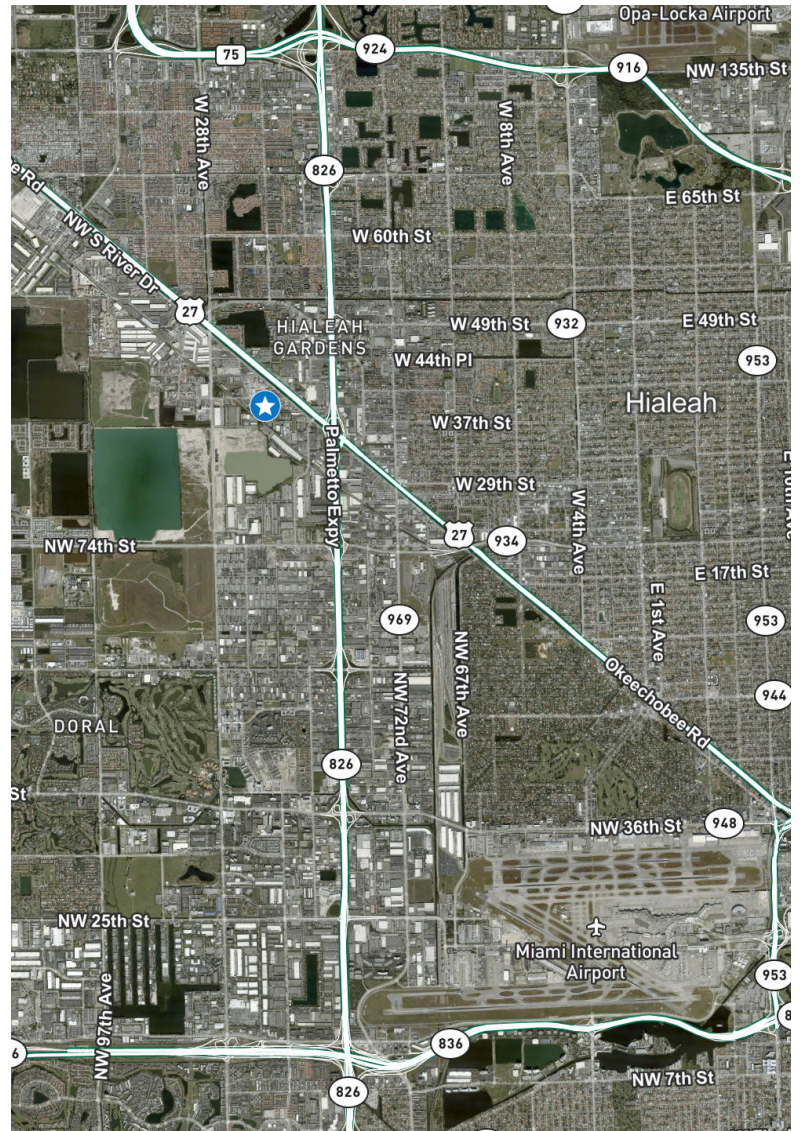
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# For Lease

## 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 Avenue 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

### Devin White

Executive Vice President  
+1 305 381 6409  
devin.white@cbre.com

### David Albert

Executive Vice President  
+1 305 381 6474  
david.albert@cbre.com

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