

AIRPORT NORTH
LOGISTICS PARK
FOR LEASE

**±51,840 SF - ±120,590
SF AVAILABLE**

**STATE-OF-THE-ART
DISTRIBUTION WAREHOUSE**

8503 NW 80th Street
Medley, Florida 33166

ALP



 **CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

AIRPORT NORTH LOGISTICS PARK FOR LEASE

PROPERTY HIGHLIGHTS

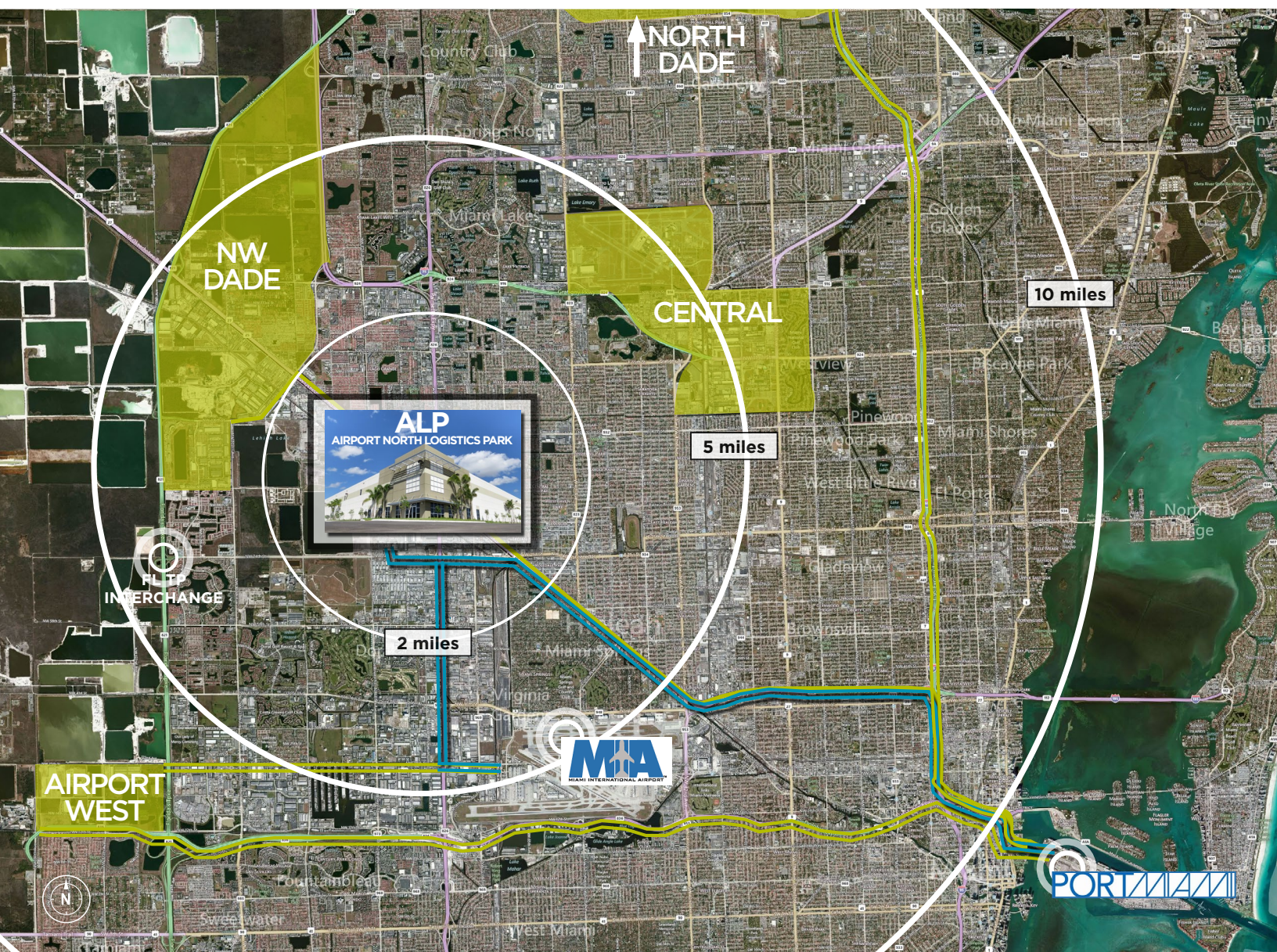
COME SEE WHY HIGH-PROFILE TENANTS HAVE CHOSEN ALP!

Airport North Logistics Park (ALP) is a Class "A" master-planned industrial park comprising 900,000± SF of state-of-the-art warehouse and distribution space. ALP is strategically located off NW 74th Street just west of the Palmetto Expressway and currently has ±120,590 SF for lease in Building Two. High-profile tenants include:

MQWI



ADDRESS:	8503 NW 80th Street Medley, Florida 33166
SF AVAILABLE:	±51,840 - ±120,590 SF
OFFICE SPACE:	±3,800 SF Office ± 1,100 SF Warehouse Office
CEILING HEIGHT:	31'8" to 34'
OH DOORS:	±33 OH Doors, Pit Levelers
COLUMN SPACING:	54'x 60', typ bay size 14,400 SF
TRUCK COURTS:	190' all concrete, fully secured
LIGHTING:	T-5 energy efficient lighting
PRICING:	\$17.50/SF NNN + \$3.36 OPEX (2025 est.)



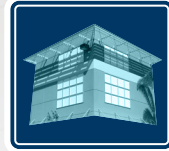
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AMENITIES



CENTRALLY LOCATED

Ideal location with excellent accessibility, minutes from the Miami International Airport, SR 826 and the Florida Turnpike.



STATE-OF-THE-ART CONSTRUCTION

31'8"-34' clear heights throughout the warehouse, 190' all concrete shared truck court, 60' staging bay and 54' column spacing.



STABLE OWNERSHIP

Airport North Logistics Park is a part of a long-term ownership strategy. **Your Landlord today will be your Landlord tomorrow.**



HIGH QUALITY TENANTS

ALP is home to high profile tenants to include Nestle Waters, Marine Harvest, ECO Windows and Mowi.



LOCATION OVERVIEW

Airport North Logistics Park Medley, Florida 33166

Conveniently located just East of NW 87th Avenue and immediately North of NW 74th Street, Airport North Logistics Park (ALP) offers an ideal location just 5 miles from Miami International Airport and 13 miles from Port Miami. The 45 Acre master planned industrial park is quickly accessed off the Palmetto Expressway (S.R. 826) or via the Florida Turnpike using the widened and improved six lane, NW 74th Street.

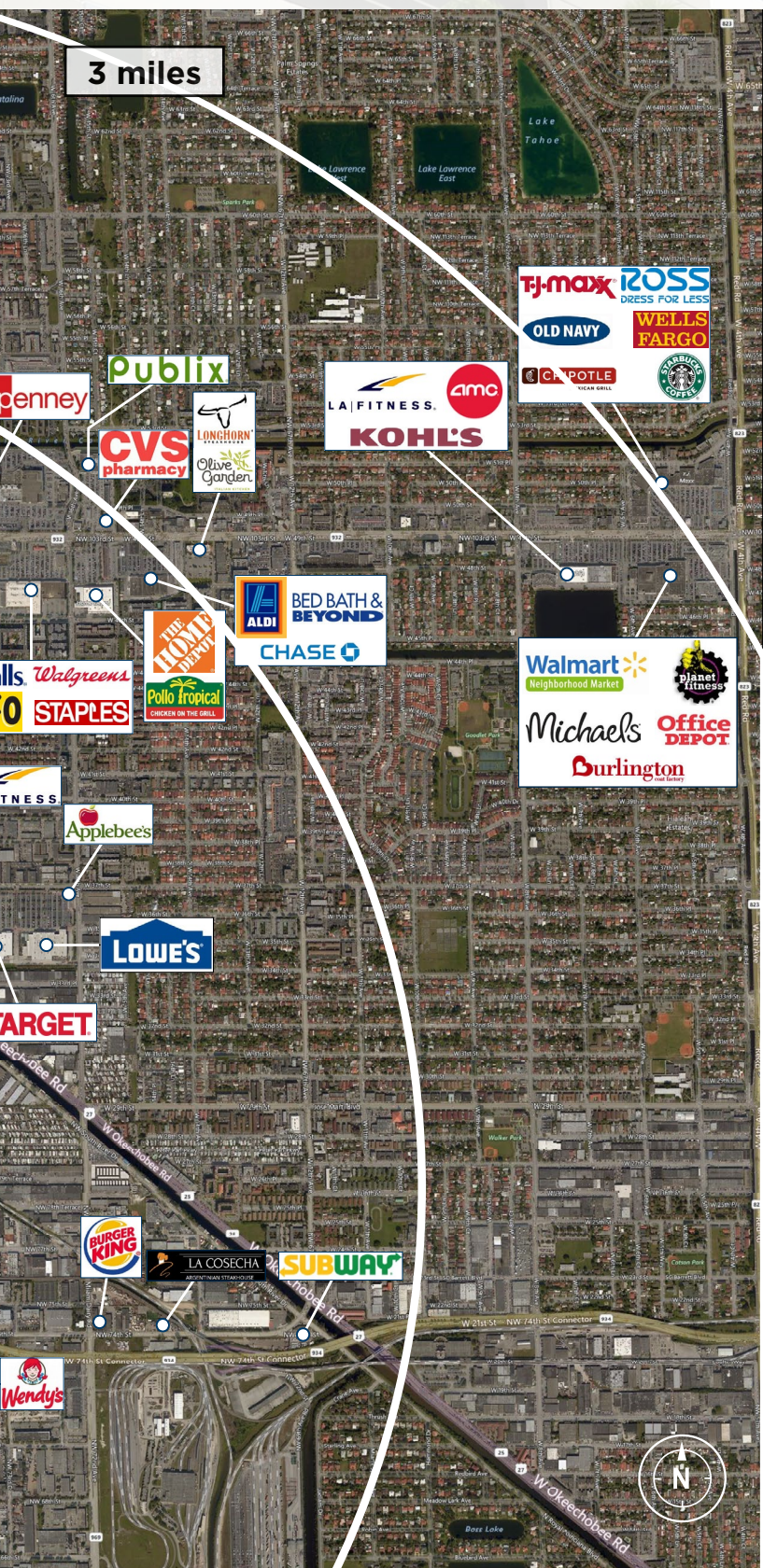
Compared to competing properties to the west, ALP offers less congestion and closer proximity to Miami International Airport and Port Miami. ALP is designed to offer industrial occupiers rental value while providing benefits to logistics and supply-chain management.



AIRPORT NORTH LOGISTICS PARK FOR LEASE

AMENITIES & DEMOGRAPHICS





AREA DEMOGRAPHICS

DEMOS	1 MILE	3 MILES	5 MILES
POPULATION	20	167,504	393,862
EMPLOYEES	14,814	132,702	324,302
HOUSEHOLDS	13	54,420	126,584
AVG. INCOME	\$50,000	\$41,809	\$43,815
AVG. AGE	57.5	41.8	41.3

TRAFFIC COUNTS

36,000 VPD	North Okeechobee from Palmetto
190,500 VPD	Palmetto Expressway
29,080 VPD	NW 74th Street exit from Palmetto



BEHIND THE SCENES OF ALP

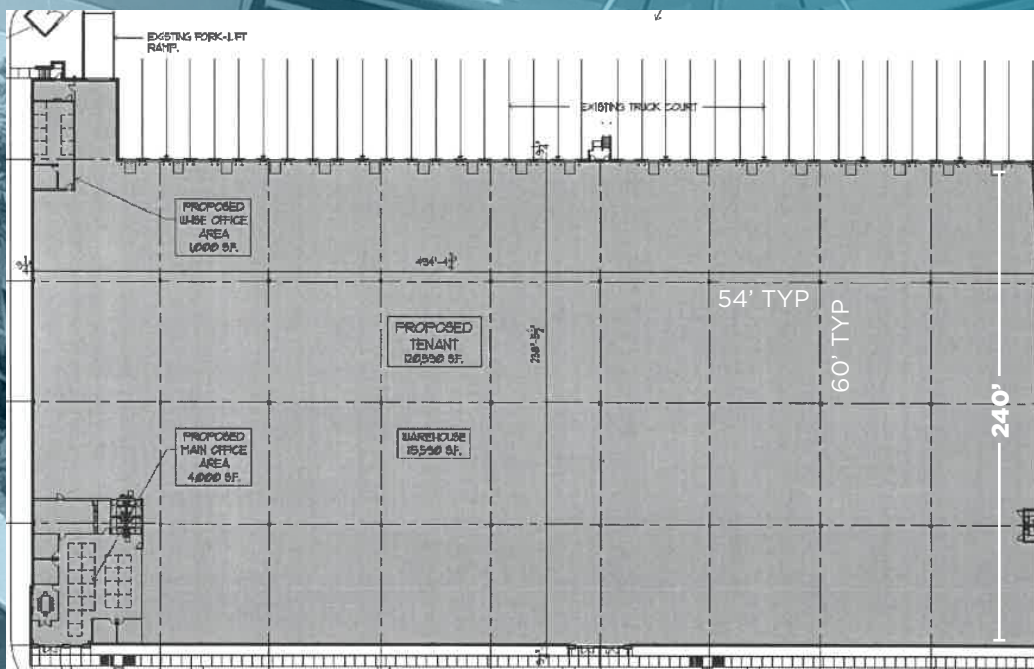
The development team is led by Dallas based L&B Realty Advisors, who has been in the business of developing and managing core real estate, in virtually every major market in the U.S. for over 40 years. L&B is an advisor to numerous public funds and has acquired/managed over \$10.9 billion of industrial, retail, office and multifamily assets since inception.

Butters Management is responsible for property management of the Park.

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ALP

**STATE-OF-THE-ART
DISTRIBUTION WAREHOUSE**
±51,840 SF to ±120,590 SF Available
8503 NW 80th Street
Medley, Florida 33166



SPACE PLAN

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