

NEW CONSTRUCTION

AVAILABLE  
FOR LEASE

32' CLEAR HEIGHT



# South River Industrial

DISTRIBUTION UNLOCKED.  
LOGISTICS UNBOXED.

CLASS A INDUSTRIAL WAREHOUSE SPACE AT 8200 NW 93RD STREET, MEDLEY



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 170,746 SF in two buildings, South River Industrial offers modern amenities such as: 32' clear, 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.



# South River Industrial



## EXCEPTIONAL BUILDING FUNCTIONALITY

- Built in 2020
- 170,746 SF total / 10 acres
- Ability to demise spaces down to 8,000 SF bay sizes and provide above-standard specs:
  - » 180-foot shared truck court
  - » 32-foot clear heights
  - » parking ratio of 1.2/1,000 square feet
- 1 dock position per 3,300 SF, oversized ramp positions on the end cap units
- Two rear-load buildings with 150-foot depth
- 54' column spacing
- 150' building depth
- T-5 lighting
- ESFR sprinkler system
- Available October 2020
- High degree of functionality relative to the competitive set within the immediate sub market
- Offers four points of ingress and egress, which is unmatched to the competitive set



South River Industrial will be one of the few properties in Miami-Dade County that can accommodate small to mid-bay requirements with the truck court depth that allows 53-foot tractor trailer loading.

### SPEC MEDIUM BAY

- 16,010 SF total
- 1,474 SF office
- 14,536 SF warehouse
- 4 dock positions can add 2 more

### SPEC SMALL BAY

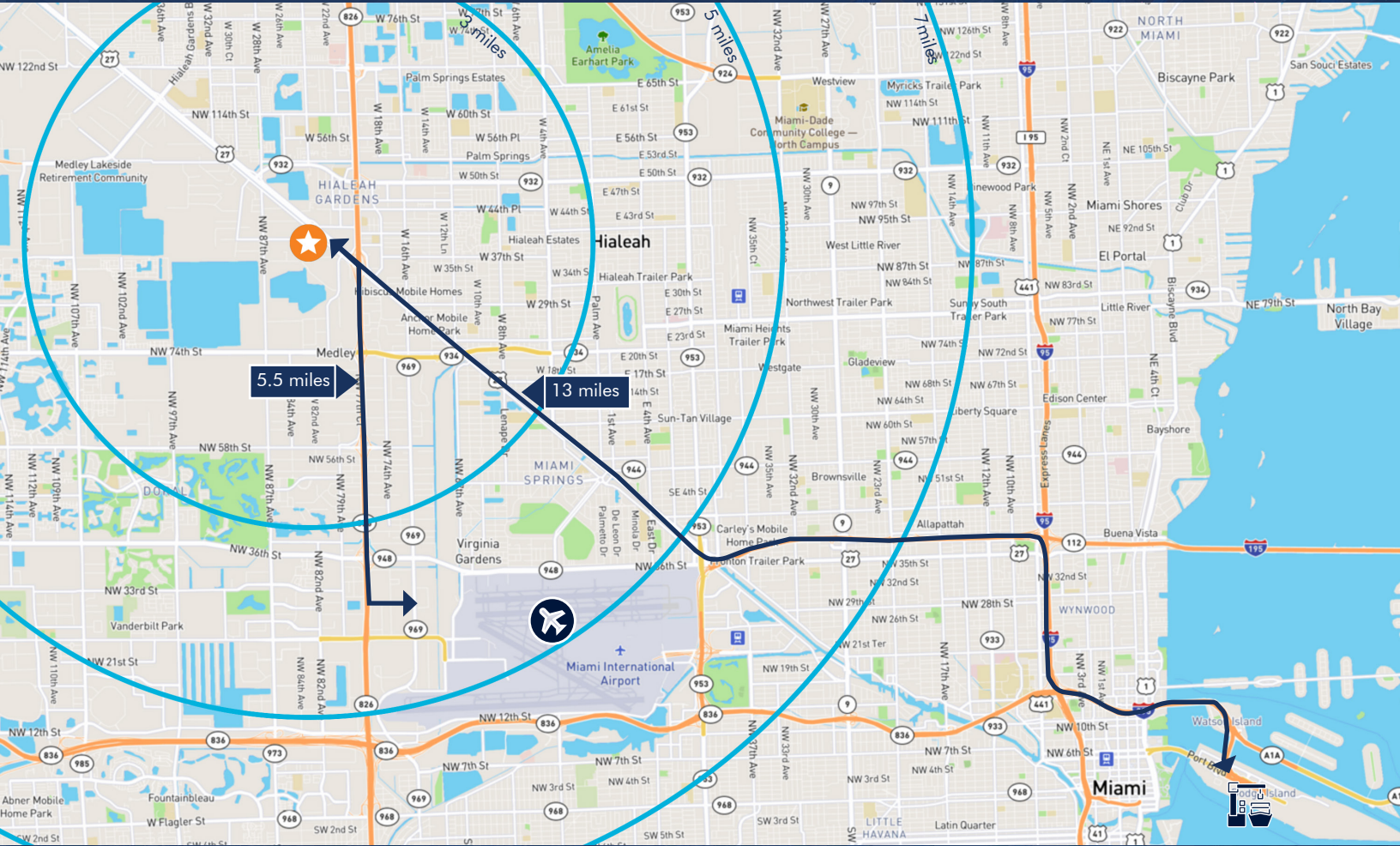
- 8,010 SF total
- 795 SF office
- 7,215 SF warehouse
- 2 dock positions can add 1 more

### SPEC END CAP

- 26,543 SF total
- 2,067 SF office
- 24,476 SF warehouse
- 4 dock positions & 1 ramp can add 2 more



# Exceptional Distribution and Logistics Location



- Strong connectivity and close proximity to Florida's Turnpike offering quick access to the high-density population centers of Miami-Dade and the broader tri-county region.
- Strategic regional center-point between Miami-Dade and Broward Counties with access to 83% of South Florida's population within 60 minutes (6.1 million residents).
- 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.

## LEASING BROKER CONTACTS

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