

Seagis @ Medley Industrial Park

10900 NW 138TH STREET, MEDLEY, FL 33178



**AVAILABLE
1Q 2026**

±235,812 TOTAL SF
NEW STATE-OF-THE-ART INDUSTRIAL BUILDING

PROPERTY HIGHLIGHTS

- › ±235,812 SF Available
- › Spec Office
 - Corner Office: ±2,960 SF
 - Center Office: ±3,002 SF
 - Total Office: ±5,962 SF**
- › 40' Clear Height
- › 54' x 56' Column Spacing
- › 70' Speed Bay
- › 130' - 240' Truck Court
- › 46 Dock High Doors
 - (40K LB Dock Levelers - Every 4th Door)
- › 2 Oversized Concrete Ramps
 - (12'x14' & 14'x14')
- › 203 Car Parking Spaces
- › 76 Concrete Trailer Parking Spaces
 - (12'x55')
- › R19 Roof
- › Power: 2,000 Amps
 - (3-phase, 277/480 Volt)



±235,812 TOTAL SF
AVAILABLE 1Q 2026

SITE ACCESS

Positioned in a prime micromarket with leading institutional investors and top global tenants.



Premium tenancy within the Turnpike Corridor

Sysco

Cargill

Wawa

Thakita



KeHE

FedEx

FREEDOM FRESH
• MASTERS OF QUALITY PRODUCE •



Lineage



GEODIS

FreezPak
LOGISTICS



BOEING



ACT

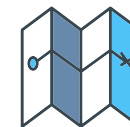
KUEHNE+NAGEL



PRIME LOCATION



Prime Frontage on
Okeechobee Road &
Florida's Turnpike



8 miles from Miami
International Airport



Within 60-minute
drive of 80% of South
Florida's growing 6.2+
million residents

SITE PLAN

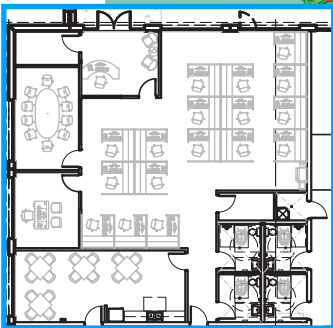
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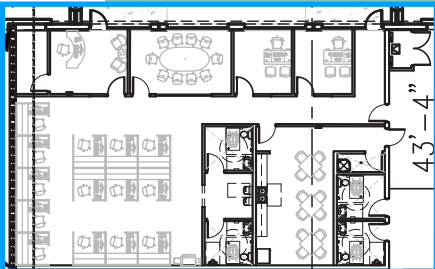


NW 112TH CT

NW 113TH CT



Corner office: 2,960 SF



Center office: 3,002 SF

294'

800'

130'

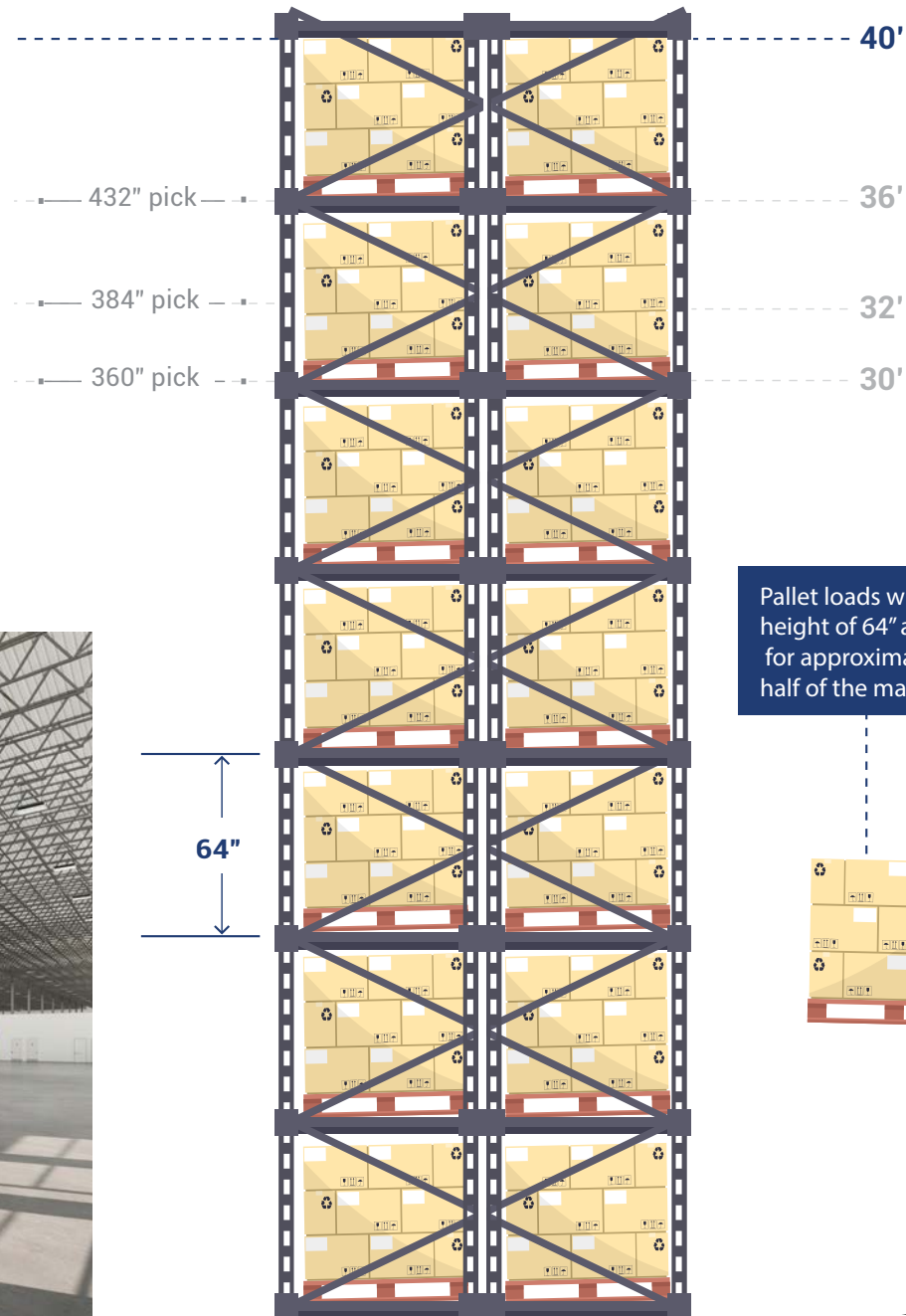
76 Concrete Trailer Parking Spaces

240'

YOU'RE IN THE CLEAR

A revolutionary market offering, boasting a **40'** clear height that enhances cubic capacity by up to **25%***.

*1 more pallet position compared to a 32' clear building.



Pallet loads with a height of 64" account for approximately half of the market





ERIN BYERS, SIOR
786 493 3178
erin.byers@colliers.com

LAUREN PACE
305 710 2994
lauren.pace@colliers.com

FRANKIE CASTELLANOS
305 972 6323
frankie.castellanos@colliers.com



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