

# MEDLEY PALMETTO INDUSTRIAL PARK

20,817 SF AVAILABLE FOR LEASE

7955 NW 77th Terrace, Medley, FL 33166



## 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

- +/- 20,817 Sq. Ft. Total
- +/- 1,708 Sq. Ft. Office
- +/- 19,109 Sq. Ft. Warehouse
- Two (2) Dock High Loading Doors
- One (1) Ramp Loading Door
- 22' Clear Ceiling Height
- (A) 200-Amp, 3-Phase, 120/240V
- (B) 600-Amp, 3-Phase, 120/240V
- Fully Fire Sprinkled Building
- Outside the Wellfield Protected Area
- Frontage / Exposure to Palmetto Expressway
- Corner Unit

## MORE INFORMATION

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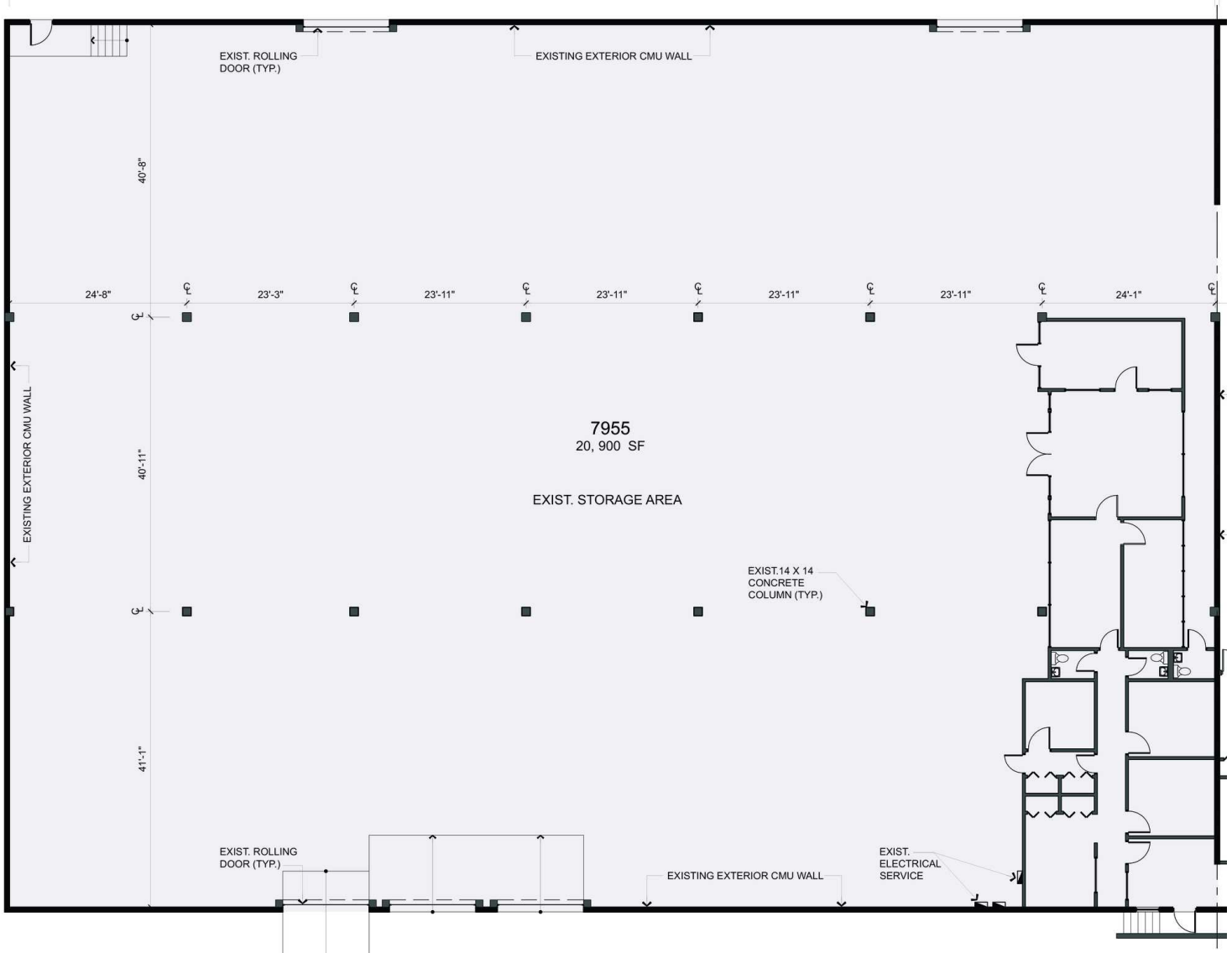
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