

# AVAILABLE FOR SUBLEASE

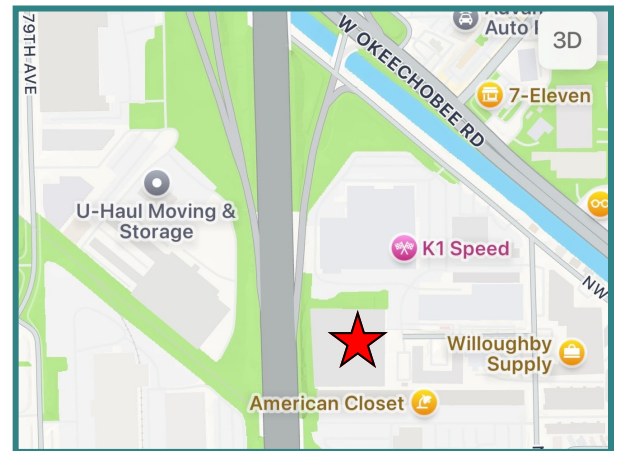
125,976+/- Sq.Ft.

OFFICE/WAREHOUSE FACILITY



**8150 NW 76th Avenue, Medley, FL. 33166**

- 8,526+/- Sq.Ft. Office
- 117,450+/- Sq.Ft. Warehouse
- 16 Dock Height Doors on E side of the building, 2 Dock Height Doors & 1 ramp on N side
- 3 Phase Power-800 AMPS-120/208 Volt
- 21'+/- Ceiling Height
- Fully Sprinklered
- 350+/- Building Depth
- 77 Designated parking spaces with overflow
- 4.8 yrs remain on lease, 1 (5) yr renewal option
- Strategically situated in Medley, FL., with immediate access to Palmetto Expressway & I-75



***Lease Rate: \$14.50 PSF NNN***



THE **KATSIKOS**  
GROUP, INC.  
LICENSED REAL ESTATE BROKER

Offered Exclusively By:

**Lee D. Katsikos, PA**

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8669 NW 36 Street, Suite 315, Miami, FL. 33166

*Note: This offering subject to errors, omissions, prior sale or withdrawal*



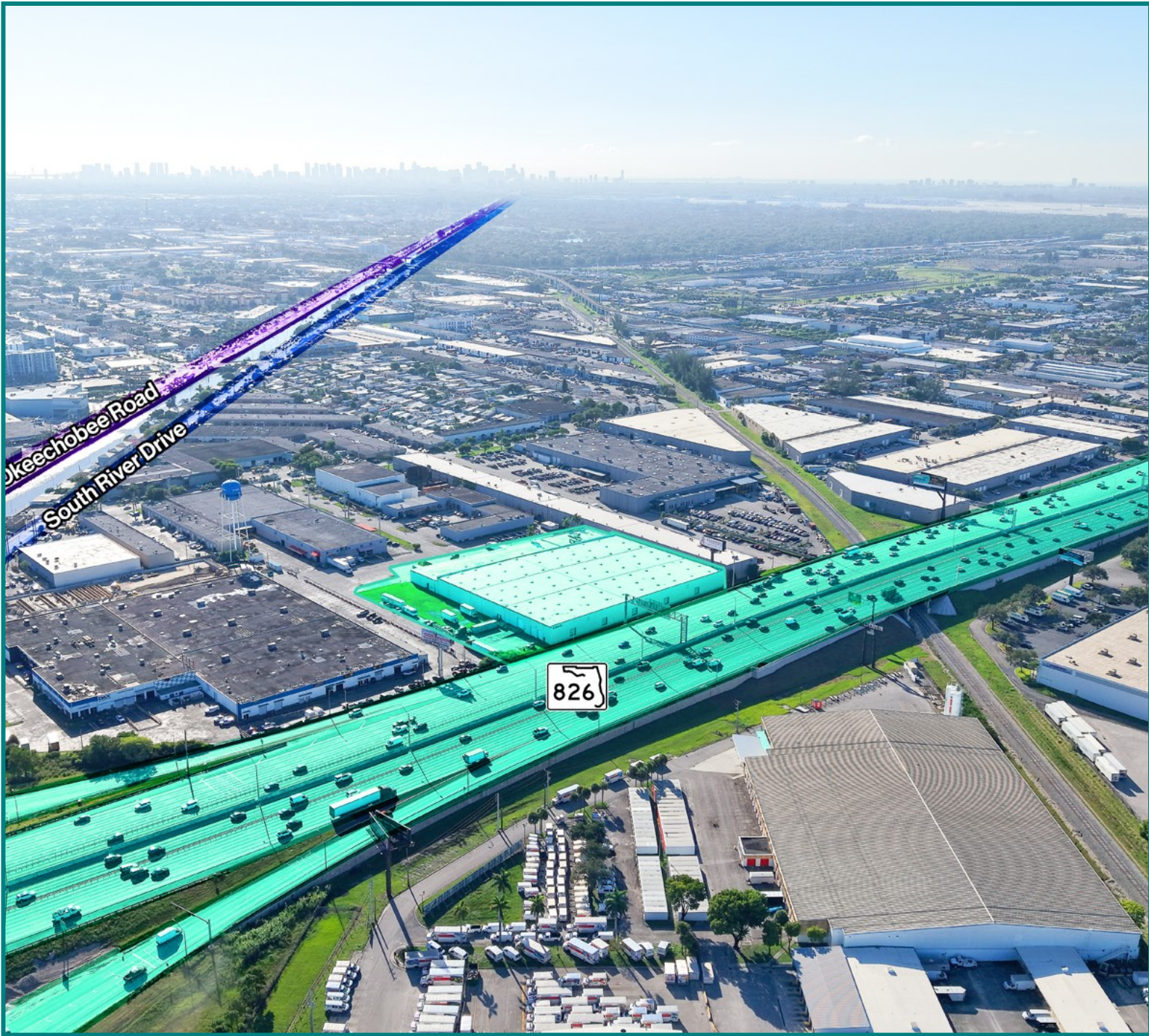
# OFFICE & WAREHOUSE







# Aerial View



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