



10910 NW SOUTH RIVER DR MEDLEY, FL 33178

MEDLEY INDUSTRIAL WAREHOUSE WITH RARE OUTDOOR STORAGE YARD NEAR SR-826 & US-27

Positioned in the heart of Medley's highly sought-after industrial corridor, 10910 NW S. River Drive presents a rare opportunity to acquire a 10,200 SF warehouse situated on an expansive 56,628 SF lot. The building features a functional 19' clear height, four oversized 12' x 14' bay doors, and three-phase power, making it ideal for a wide range of industrial users. Zoned M-1 Light Industrial within a commercial district, the property supports various uses including warehousing, distribution, light manufacturing, automotive operations, contractor storage, and outdoor storage—an increasingly scarce and valuable feature in this submarket.

Strategically located with immediate access to major transportation arteries including Palmetto Expressway (SR-826), Okeechobee Road (US-27), and close proximity to Florida's Turnpike, the property offers exceptional connectivity for logistics and business operations throughout Miami-Dade County. Large industrial sites with excess yard space are becoming increasingly difficult to find, particularly in Medley, where demand continues to outpace supply. Competitively priced, this property represents a compelling opportunity for both owner-users and investors seeking functionality, location, and long-term upside.

PRICE: \$4,500,000

Building Size: 10,200 SF

Lot Size: 56,628 SF

Zoning: M-1 Light Industrial



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