



AVAILABLE FOR LEASE



MULTIPLE LEASE OPTIONS AVAILABLE:

±10,000 SF – ±20,000 SF

±50,000 SF W/ ±20,000 SF LOT

INDUSTRIAL WAREHOUSE

9950–9970 NW 89 AVE
MEDLEY, FL 33172

LEASE RATE:

\$17.00 – \$22.00 PSF GROSS

CONTACT:

📞 **305.817.8899**

VIVO
REAL ESTATE GROUP



SIZE: ±10,000 SF

OFFICE: ±1,300 SF

CEILING HEIGHT: 20'

LOADING: 2 DOCK HIGH LOADING POSITIONS

POWER: 3 PHASE

AVAILABLE: Q3/2026

SIZE: ±20,000 SF

OFFICE: ±2,750 SF

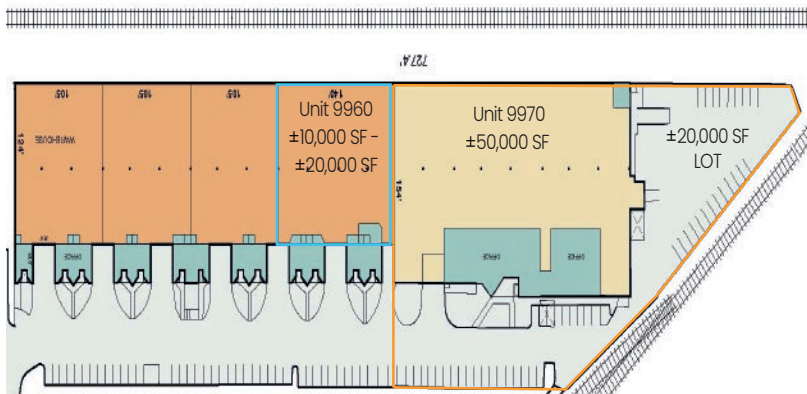
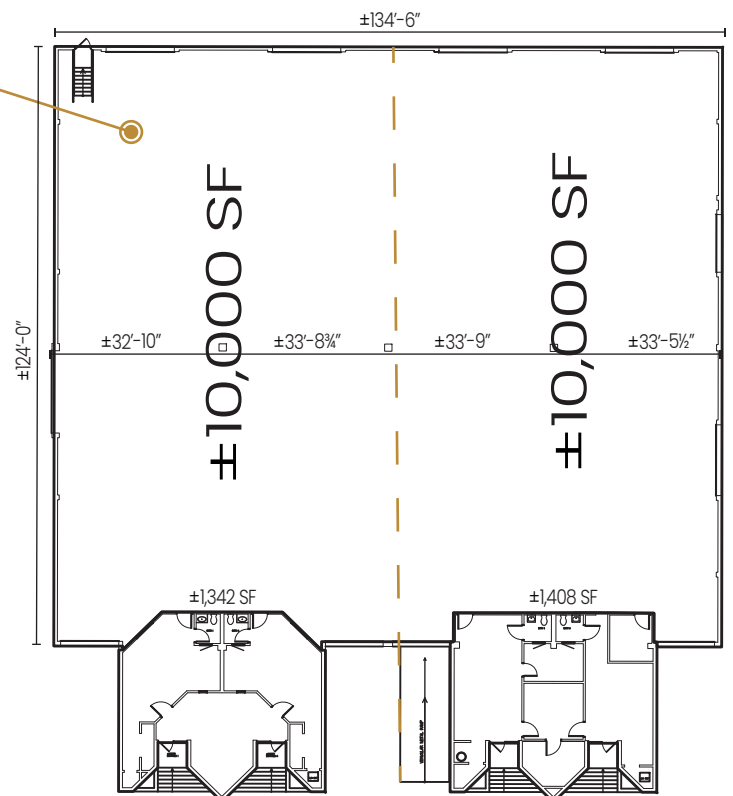
CEILING HEIGHT: 20'

LOADING: 4 DOCK HIGH LOADING POSITIONS

POWER: 3 PHASE

AVAILABLE: IMMEDIATELY

10K - \$22.00 PSF GROSS
20K - \$18.50 PSF GROSS



±10,000 SF - ±20,000 SF



\$17.00 PSF GROSS

PROPERTY HIGHLIGHTS

SIZE: ±50,000 SF W/±20,000 SF LOT

OFFICE: ±3,337 SF

CEILING HEIGHT: 20' - 22'

LOADING: 4 DOCK HIGH LOADING POSITIONS
2 RAMPS, 2 RECESSED DOCKS

POWER: 3 PHASE (400 AMPS)

AVAILABLE: IMMEDIATELY

MAX. CONTIGUOUS

SIZE: ±70,000 SF W/±20,000 SF LOT

OFFICE: ±6,087 SF

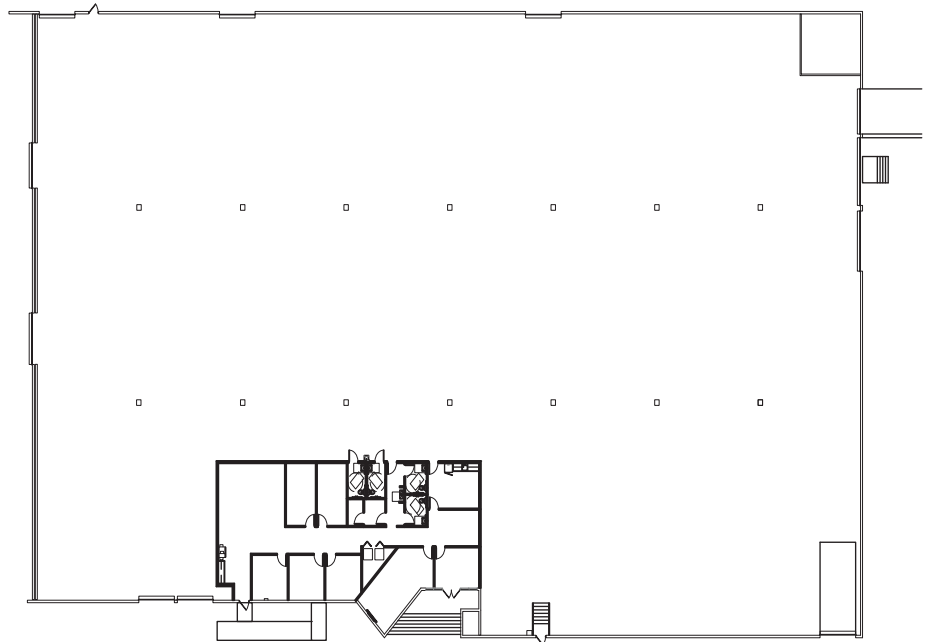
CEILING HEIGHT: 20' - 22'

LOADING: 8 DOCK HIGH LOADING POSITIONS
2 RAMPS, 2 RECESSED DOCKS

POWER: 3 PHASE (400 AMPS)

AVAILABLE: IMMEDIATELY

FLOOR PLAN

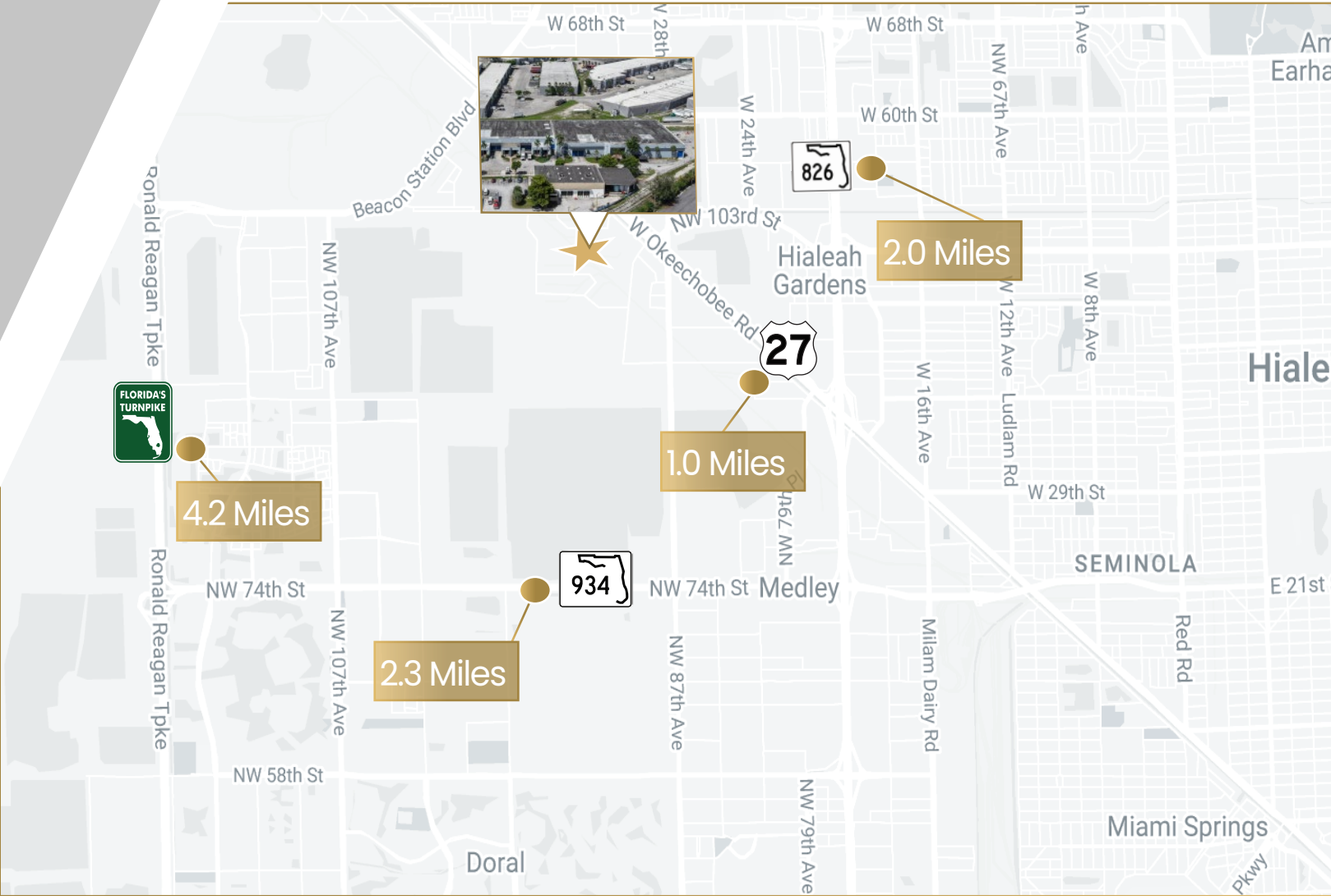


±50,000 TOTAL SF WITH ±20,000 SF LOT



LOCATION DESCRIPTION

Strategically located in the heart of Medley’s industrial core, The Property offers immediate access to South Florida’s most critical transportation corridors. Located just minutes from Okeechobee Road (US-27) and the Palmetto Expressway (SR-826), with seamless connectivity to I-75, allowing efficient north–south and east–west distribution throughout Miami–Dade, Broward, and beyond. Positioned within one of the region’s most established industrial sub-markets, this location is ideal for logistics, distribution, and service users seeking fast access to major highways, ports, and key commercial markets.



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