



MULTIPLE LEASE OPTIONS AVAILABLE:

$\pm 10,000$ SF - $\pm 20,000$ SF

$\pm 50,000$ SF W/ $\pm 20,000$ SF LOT

INDUSTRIAL WAREHOUSE

9950-9970 NW 89 AVE
MEDLEY, FL 33172

LEASE RATE:

\$17.00 - \$22.00 PSF GROSS

CONTACT:

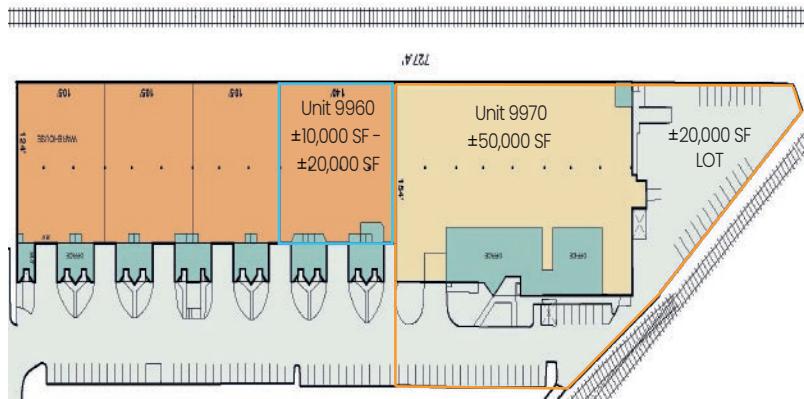
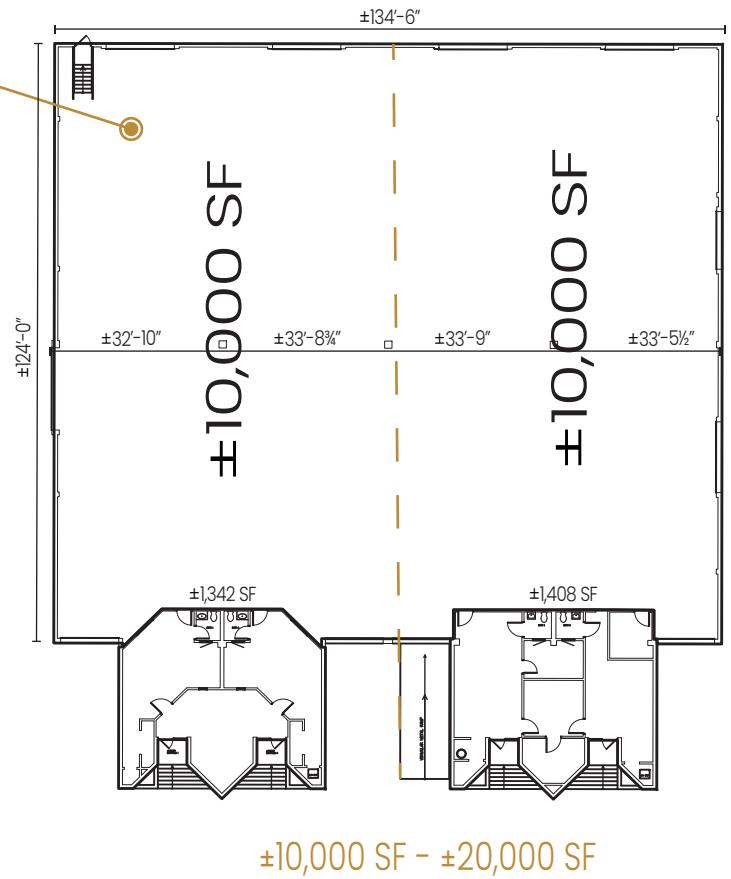
 305.817.8899

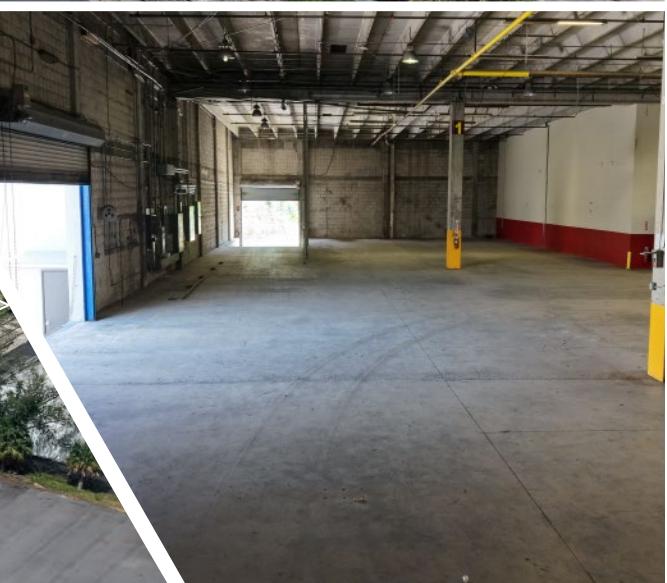


SIZE: ±10,000 SF
 OFFICE: ±1,300 SF
 CEILING HEIGHT: 20'
 LOADING: 2 DOCK HIGH LOADING POSITIONS
 POWER: 3 PHASE
 AVAILABLE: Q3/2026

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





\$17.00 PSF GROSS

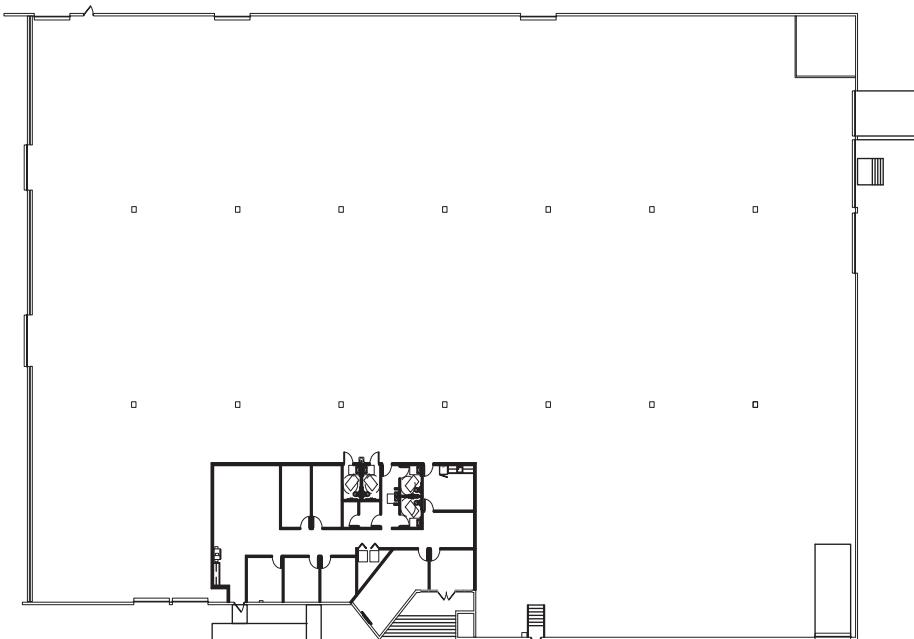
PROPERTY HIGHLIGHTS

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

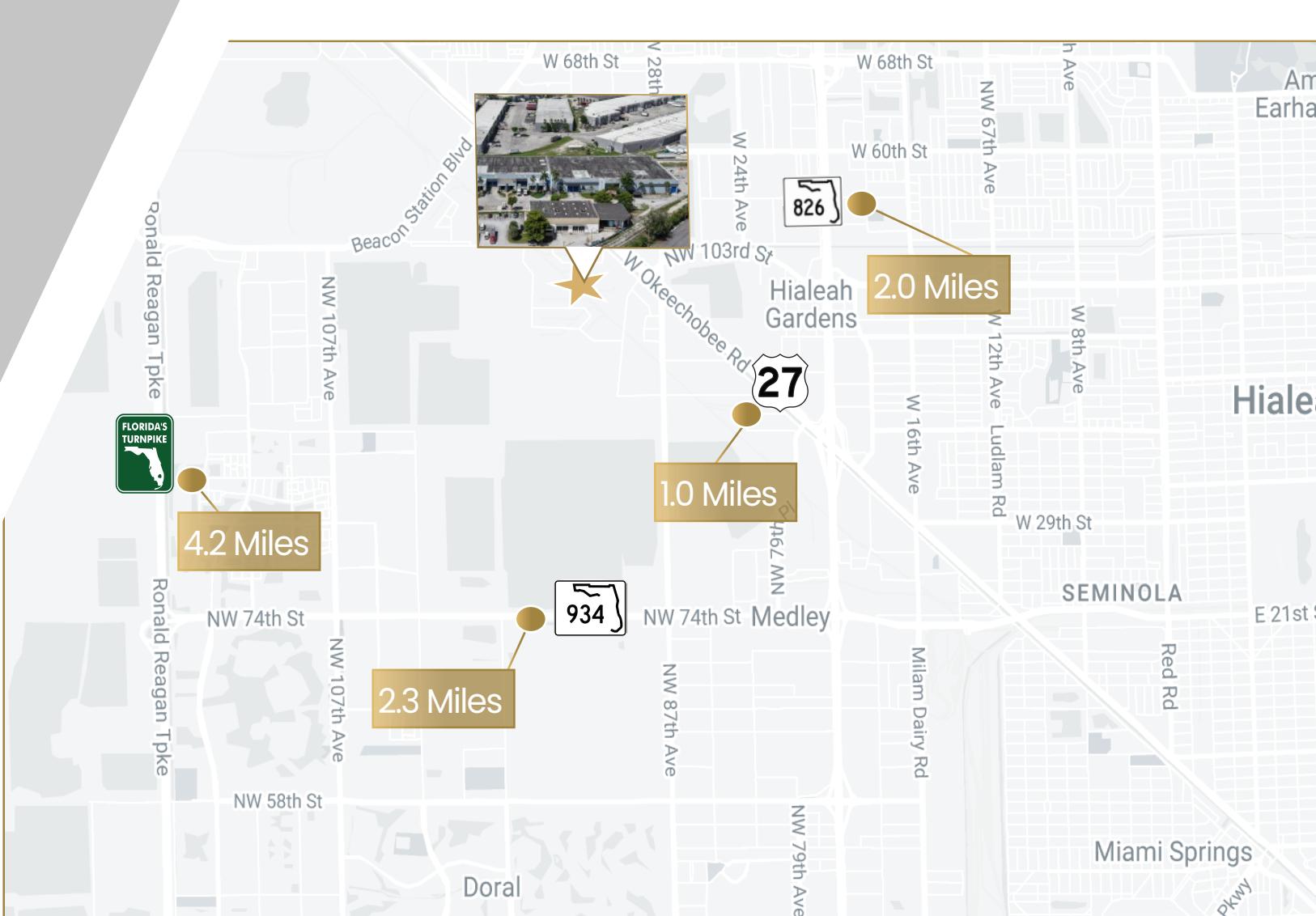


±50,000 TOTAL SF WITH ±20,000 SF LOT



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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