

# Cold Production Warehouse

7341 NW 79<sup>TH</sup> Terrace, Medley, Florida 33166

FOR LEASE



## Exceptional Opportunity!

This 6,120 SF space features approximately 4,000 SF of cooler storage includes a 150 SF freezer. **Kitchen Infrastructure:** Industrial-grade kitchen with ventilation, grease trap, prep stations, and wash areas

- ◆ ± 6,120 SF Total Size
- ◆ ± 1,000 SF Office Space
- ◆ ± 4,000 SF of Cooler Space
- ◆ ± 150 SF Freezer
- ◆ Industrial Kitchen Buildout
- ◆ One Dock Height Doors
- ◆ Six (6) Assigned Parking Spaces
- ◆ **For Immediate Occupancy**
- ◆ **Offered Lease Rate \$34.25 psf. Industrial Gross**
- ◆ **Ideal uses: Food Production & Processing, Meal Prep or Commercial Catering, Specialty Grocery or Beverage Distribution, and many more**
- ◆ **Former USDA facility**

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## Turnkey Cold Processing Manufacturer Storage Opportunity – Prime Medley Location!

Exceptional 6,120 SF facility featuring approximately 4,000 SF of cooler space and 150 SF of freezer, fully built out and ready for immediate occupancy. Includes well-appointed office and restroom facilities both inside and out.

Strategically located just one mile from Miami Cargo Airport with unbeatable access to Palmetto Expressway, Dolphin Expressway, and Florida Turnpike.

