

11037 NW 122ND ST # 15
MEDLEY, FL 33178

Alisped
Manufacturing Forwarding

FOR SUBLEASE

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents the opportunity to sublease 12,254 SF of warehouse and office space in Medley, FL. The space features +/-2,700sf of office on the first floor, +/-2,700sf of mezzanine office above the first-floor office. The condo unit includes 5 dock high doors and 1 concrete ramp drive-in door and Zoned M-1 - allowing for Light Manufacturing.

SPACES	LEASE RATE	SPACE SIZE
11037 NW 122ND ST	\$22.00 SF/yr	12,254 SF



For more information, please contact one of the following individuals:

MARKET ADVISORS

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PROPERTY HIGHLIGHTS



Prime Location:
Medley



Exceptional Freeway Access:
SR/27
I-75
Florida Turnpike



Thriving Industrial Market

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

STREET ADDRESS	11037 NW 122nd St # 15
CITY, STATE, ZIP	Medley, FL 33178
COUNTY	Miami-Dade
MARKET	South Florida
SUB-MARKET	Medley
NEAREST HIGHWAY	SR/27 & I-75
NEAREST AIRPORT	Miami Opa Locka Executive Airport & Miami Int'l Airport

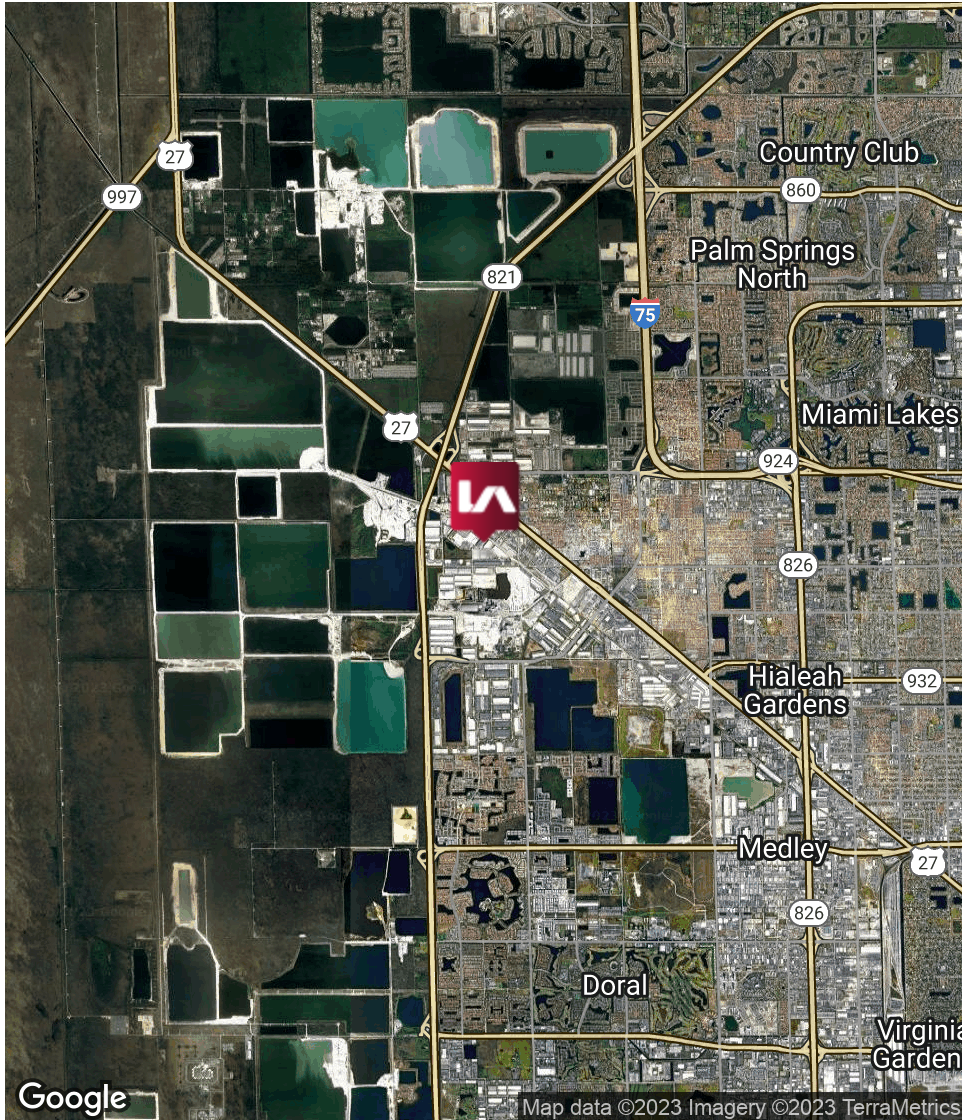
BUILDING INFORMATION

TENANCY	Single
CEILING HEIGHT	24 ft
OFFICE SPACE	+/- 2,700sf 1st Floor
YEAR BUILT	2006
CONSTRUCTION STATUS	Existing
NUMBER OF BUILDINGS	1
MEZZANINE	+/- 2,700sf Mezzanine Office
SPRINKLERS	ESFR

ADDITIONAL PHOTOS



LOCATION MAP



LOCATION OVERVIEW

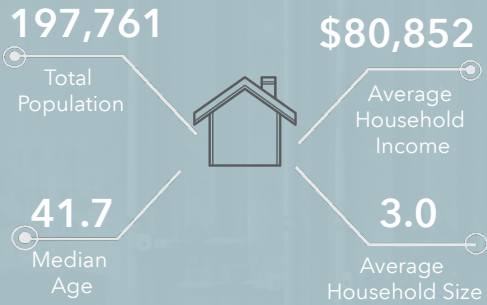
The property is located in Medley, FL just a few blocks from major thoroughfare Okeechobee Road (SR/27) just 2 miles from Florida Turnpike. The property has excellent access just 3.2 miles to I-75, 4.4 miles to 826 - Palmetto Expressway, and 12 miles to I-95. Miami Opa Locka Executive Airport is located just 8.9 miles from the property, roughly a 19-minute drive, Miami International Airport is approximately 30 minutes, and Fort Lauderdale-Hollywood International Airport is 40 min away.

CITY INFORMATION

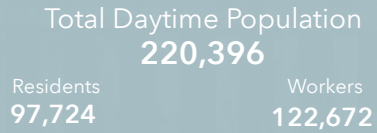
CITY:	Medley
MARKET:	South Florida
NEAREST HIGHWAY:	SR/27 & I-75

DEMOGRAPHIC PROFILE

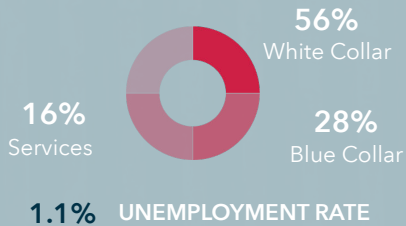
KEY FACTS



DAYTIME POPULATION



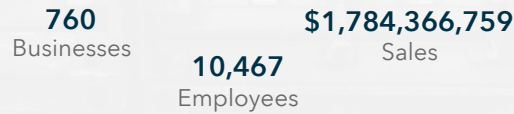
EMPLOYMENT



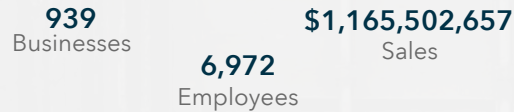
BUSINESS & INDUSTRY



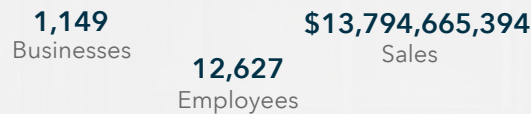
Transportation/Warehouse



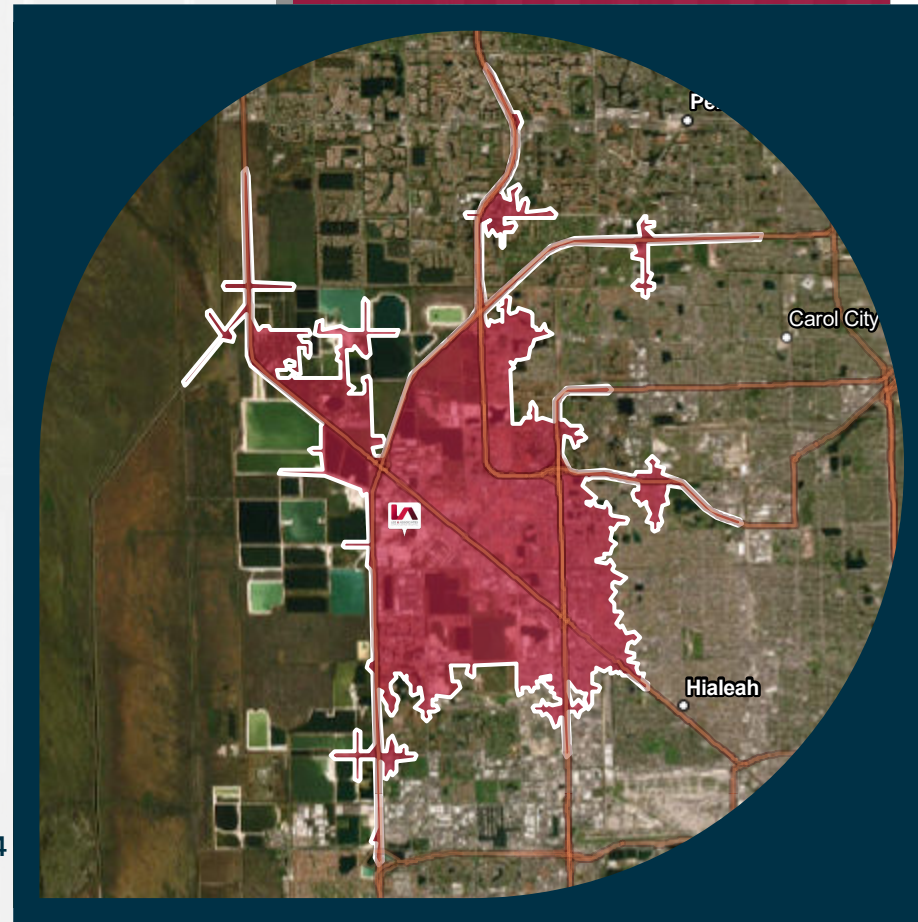
Manufacturing



Wholesale Trade

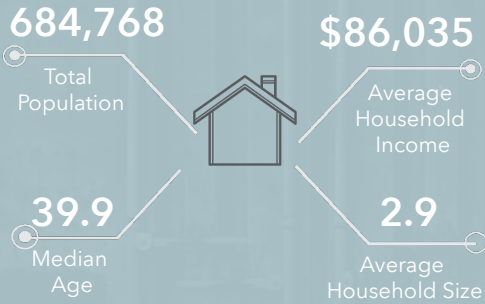


Drive time of 15 minutes

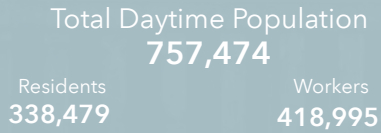


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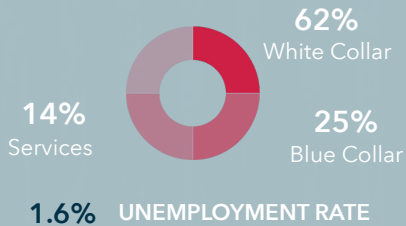
KEY FACTS



DAYTIME POPULATION



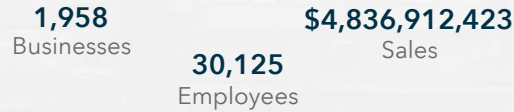
EMPLOYMENT



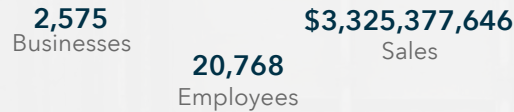
BUSINESS & INDUSTRY



Transportation/Warehouse



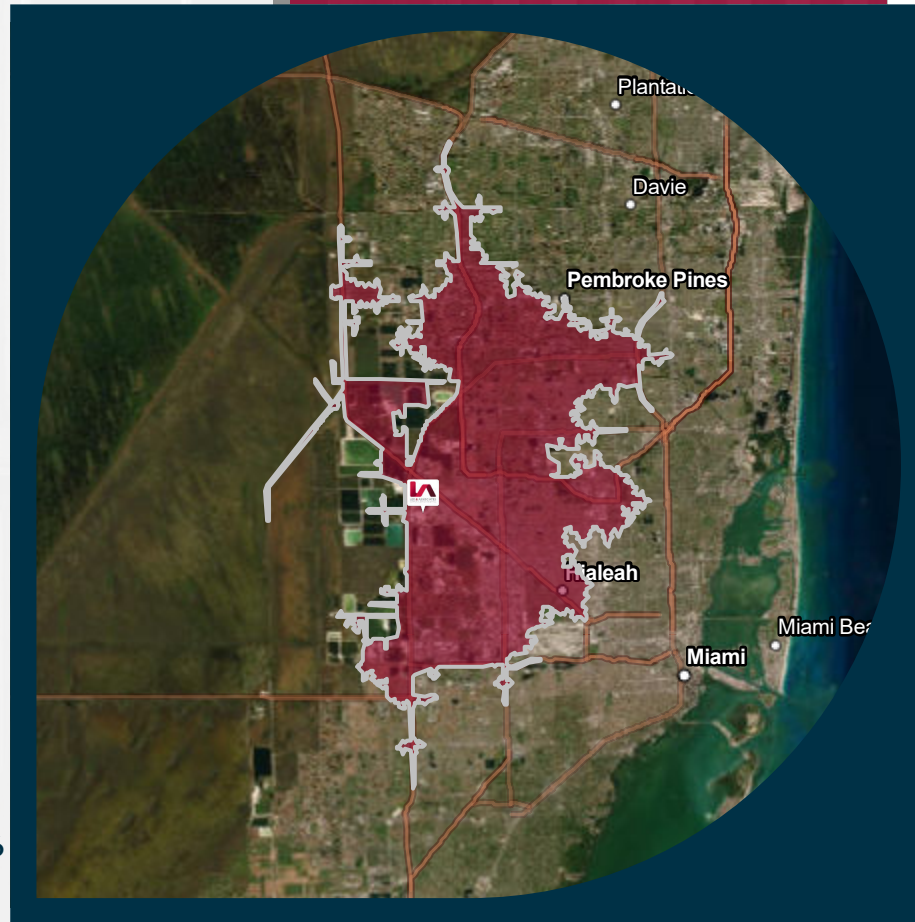
Manufacturing



Wholesale Trade

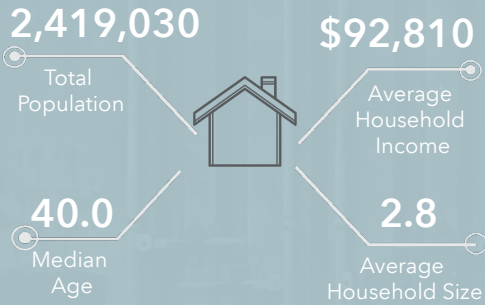


Drive time of 20 minutes

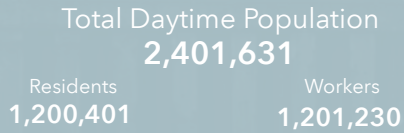


DEMOGRAPHIC PROFILE

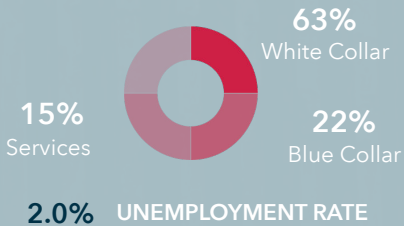
KEY FACTS



DAYTIME POPULATION



EMPLOYMENT



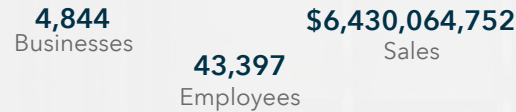
BUSINESS & INDUSTRY



Transportation/Warehouse



Manufacturing



Wholesale Trade



Drive time of 30 minutes

