

**FOR SALE
& LEASE**

MEDLEY IOS YARD & MAINTENANCE WAREHOUSE

10015 NW 87TH AVE
MEDLEY, FL 33166

NW 87th Ave

NW South River Drive

W Okeechobee Rd
US HWY 27

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the

SITE OVERVIEW

833-HIRE-RTR
RTRLAW.COM · RETAIN THE FLAME

RTRLAW
A Full Service Law Firm

CAR ACCIDENT · 24/7 24HR SERVICE · SUPPLEMENT LOW · WORKERS COMP
WRECK IN LAKE WORTH | FORT LOUDERDALE | MIAMI | PALM BEACH | WEST PALM BEACH | TAMPA | JACKSONVILLE

OUTPOST

BR0098

WORK PERMIT REQUIRED ON

PRIDE TRUCK SALES

FINANCING OPTIONS AVAILABLE

FOR LEASE
1-866-774-3324

FOR SALE
1-866-774-3324

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Lee & Associates proudly presents an excellent opportunity for users seeking an ideal location for truck repair and/or outdoor storage requirements with the IOS Yard & Maintenance Warehouse in Medley, FL. This 30,760 SF parcel boasts fully fenced, paved grounds with proper drainage, and is accompanied by a 1,885 SF warehouse facility. Positioned with 250 linear feet of frontage on NW South River Drive, the location ensures excellent visibility and accessibility, further enhanced by its close proximity to the Palmetto Expressway (SR 826), enabling seamless transportation logistics. Additionally, the inclusion of an onsite billboard presents an invaluable opportunity for passive income or heightened exposure, making this property an ideal choice for businesses seeking prominence in the bustling industrial landscape.

SPACES

10015 NW 87TH AVE

LEASE RATE

\$7.96 SF/yr

SPACE SIZE

30,760 SF



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

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SALE PRICE: \$3,500,000.00

- 1,885 SF Warehouse on a 30,760 SF LOT
- Site Fully Fenced, Paved, and Drainage
- + 250 Linear of Frontage on NW South River Drive
- Ideal for Truck Repair and/or Outside Storage
- Minutes away to Palmetto Expressway (SR 826)
- Includes Onsite Billboard
- Site Fully Fenced, Paved, and Drainage
- ±250 Linear of Frontage on NW South River Drive
- Ideal for Truck Repair and/or Outside Storage
- Includes Onsite Billboard



Truck Yard & Warehouse:

1,885 SF Warehouse
30,416 SF LOT



Prime Location:

Medley Industrial Submarket
±250 Linear Feet of Frontage on NW South River Drive

PROPERTY DETAILS

SALE PRICE \$3,500,000

LEASE RATE \$7.96 SF/YR

PROPERTY INFORMATION

PROPERTY TYPE Industrial

PROPERTY SUBTYPE Truck Terminal/Hub/Transit

ZONING M-1 Light Manufacturing

LOT SIZE 30,760 SF

APN # 22-3003-027-0020

LOT FRONTAGE 250 ft

BUILDING INFORMATION

BUILDING SIZE 1,885 SF

NOI \$244,849.60

CAP RATE 7.0

TENANCY Single

MINIMUM CEILING HEIGHT 18 ft

YEAR BUILT 1997

LOCATION INFORMATION

BUILDING NAME Medley IOS Yard & Maintenance Warehouse

STREET ADDRESS 10015 NW 87th Ave

CITY, STATE, ZIP Medley, FL 33166

COUNTY Miami-Dade

MARKET South Florida

SUB-MARKET Medley

NEAREST HIGHWAY Palmetto Expy

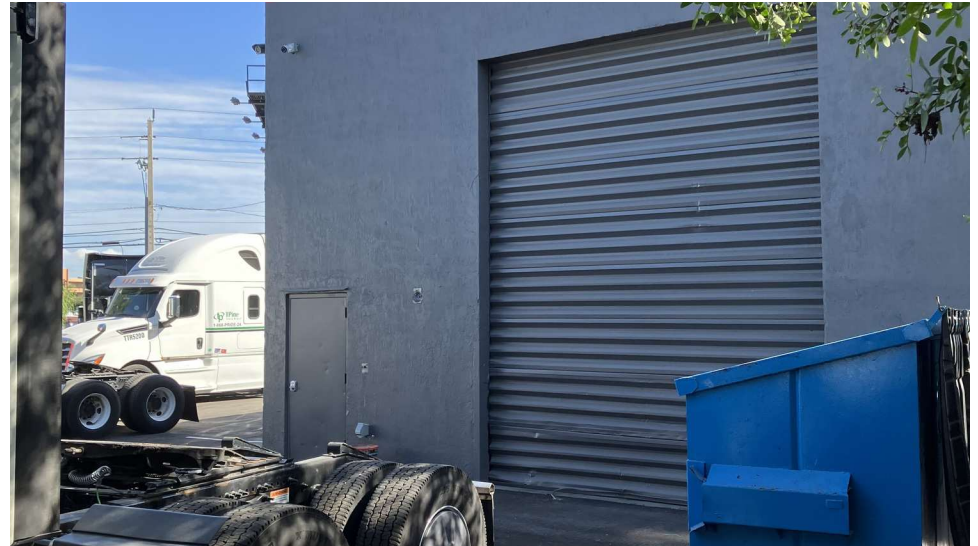
NEAREST AIRPORT Miami International Airport

PARKING & TRANSPORTATION

PARKING RATIO 3.71

NUMBER OF PARKING SPACES 7

ADDITIONAL PHOTOS



An aerial photograph of Miami, Florida, overlaid with a semi-transparent red filter. A large, white, stylized number '1' is positioned in the center of the map. The text 'LOCATION INFORMATION' is written in a bold, white, sans-serif font across the middle of the image, partially overlapping the number '1'. Various neighborhood names are visible in a light, semi-transparent font across the map.

LOCATION INFORMATION

Palm Springs North

CAROL CITY

Miami Gardens

Miami Lakes

OPA-LOCKA NORTH

Bunche Park

AMELIA DISTRICT

Opa-locka

Golden

LOCATION INFORMATION

Hialeah Gardens

Westview

Medley

Hialeah

Pinewood

Doral

SEMINOLA

West Little River

Sweetwater

Miami Springs

Miami Sh

Virginia Gardens

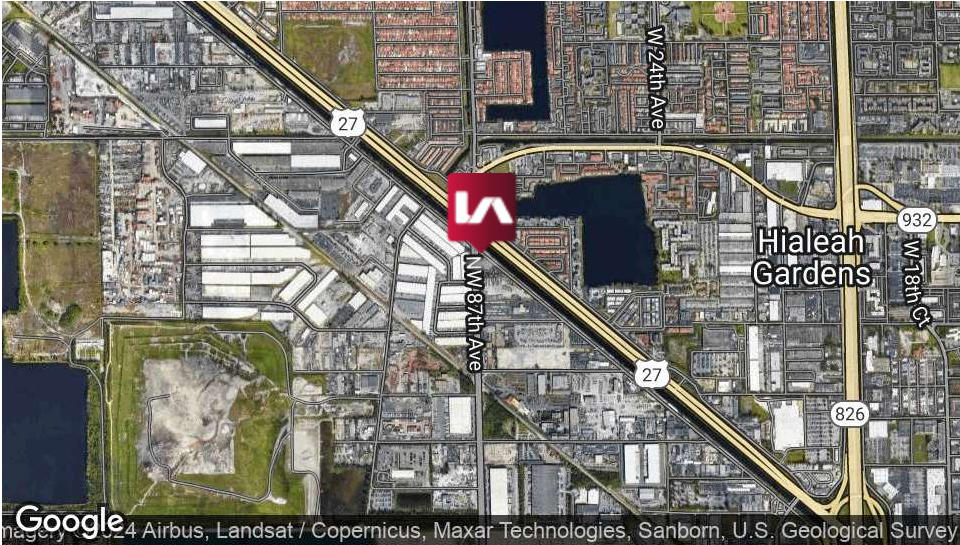
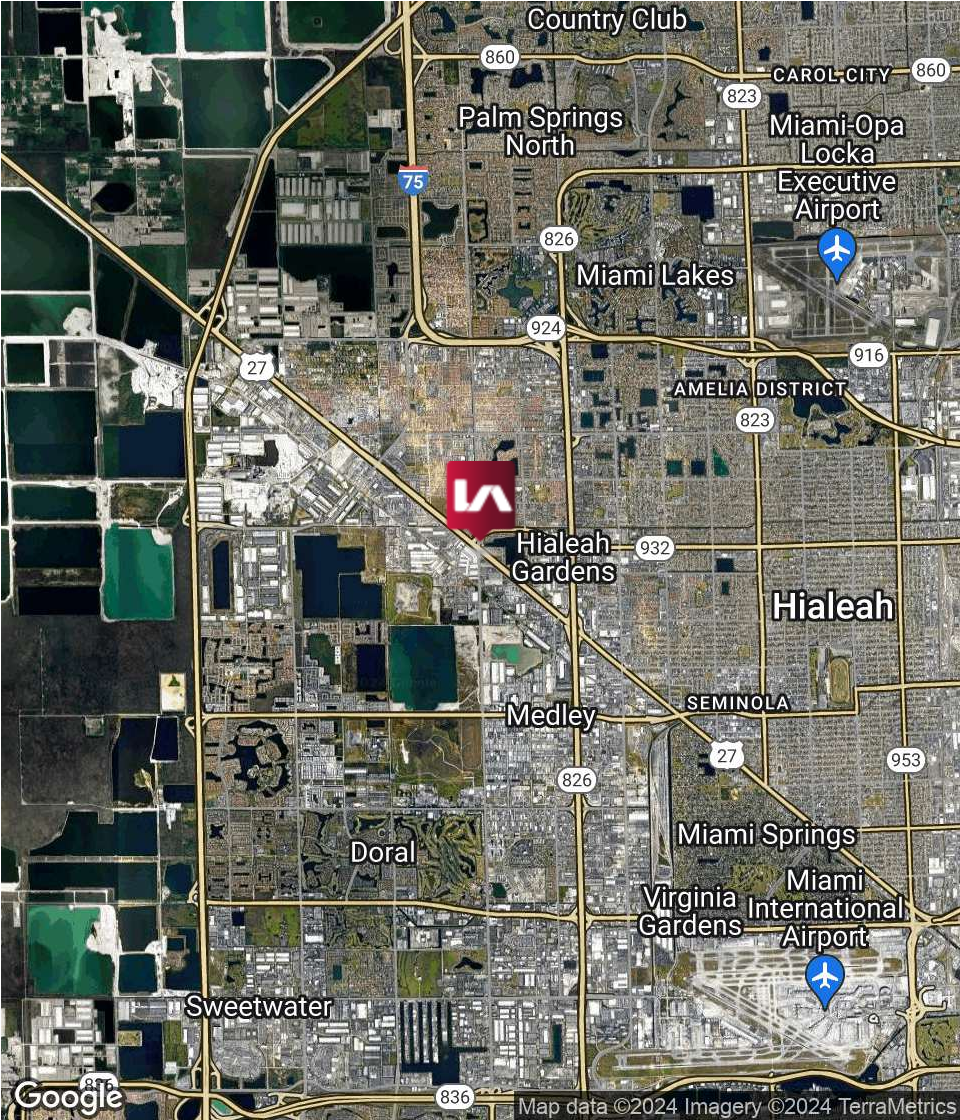
Gladeview

El Porta

Browns MEDLEY IOS YARD & MAINTENANCE WAREHOUSE | MED

Fontainebleau

LOCATION MAPS



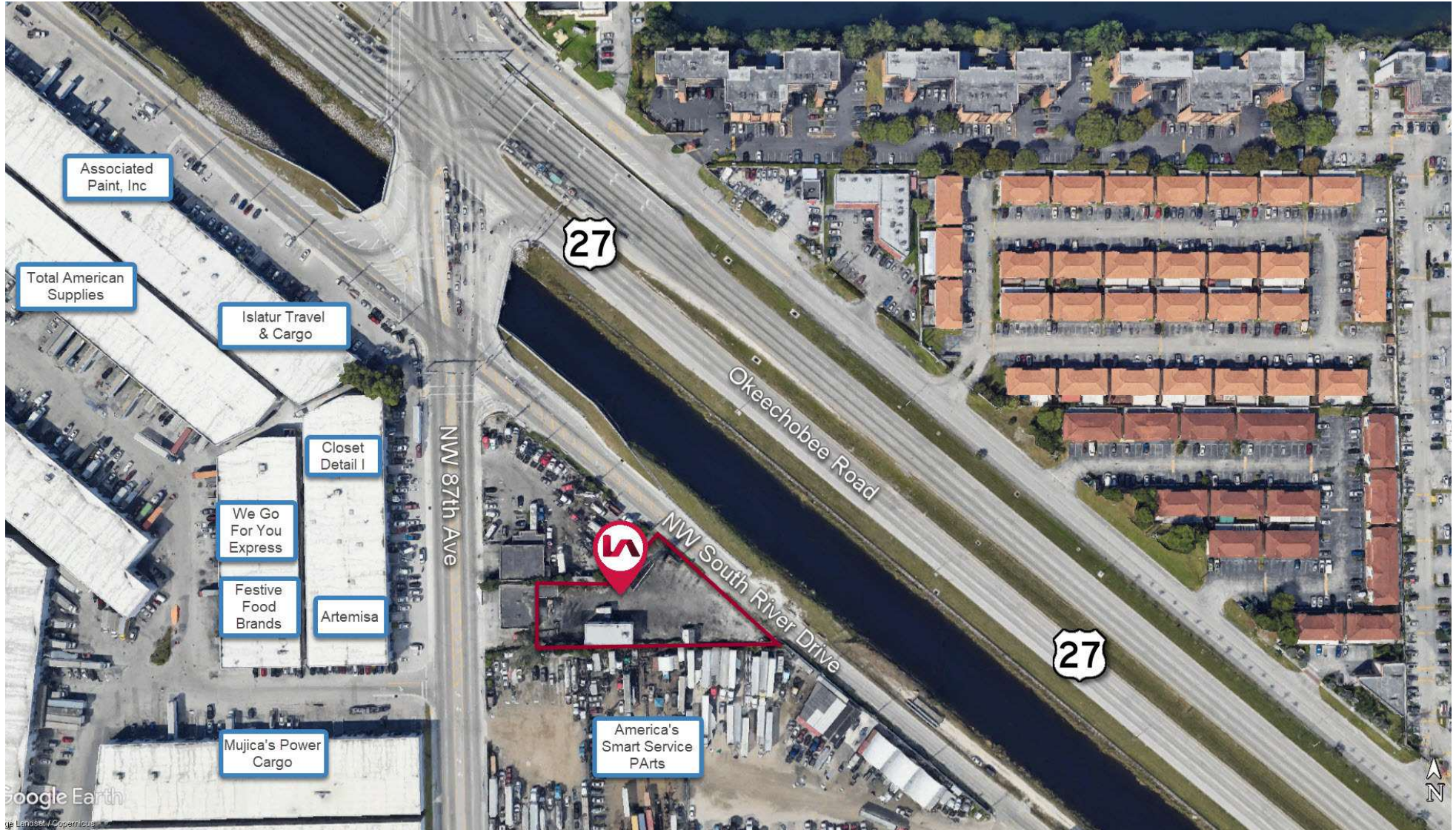
LOCATION OVERVIEW

Located in Medley at the corner of NW South River Drive and NW 87th Avenue. The location has great accessibility just a couple of blocks from Okeechobee Road SR/27, 1.4 miles away to Palmetto Expressway (SR 826), 3.8 miles to the Florida Turnpike, and only 10 minutes away from I-75. Miami International Airport is 8.1 miles away roughly a 17-minute drive, Port of Miami is only 30 minutes from the property, and Fort Lauderdale-Hollywood International Airport.

CITY INFORMATION

MARKET:	South Florida
NEAREST HIGHWAY:	Palmetto Expy
NEAREST AIRPORT:	Miami International Airport

AREA OVERVIEW



An aerial photograph of Miami, Florida, overlaid with a semi-transparent red filter. A white location pin is centered on the map, pointing to a specific area. The word "DEMOGRAPHICS" is written in large, bold, white capital letters across the center of the map. Various neighborhood names are visible in a light, semi-transparent font across the map. The address "10015 NW 87th Ave" is printed in white above the main title.

DEMOGRAPHICS

10015 NW 87th Ave

Palm Springs North

CAROL CITY

Miami Gardens

Miami Lakes

OPA-LOCKA NORTH

Bunche Park

AMELIA DISTRICT

Opa-locka

Golde

Westview

Medley

Hialeah

SEMINOLA

Pinewood

West Little River

Doral

Miami Springs

Miami Sh

Virginia Gardens

Gladeview

El Porta

Browns MEDLEY IOS YARD & MAINTENANCE WAREHOUSE | MED

Fontainebleau

DEMOGRAPHIC PROFILE

KEY FACTS

413,920

Total Population

\$82,056

Average Household Income

41.7

Median Age

2.9

Average Household Size



DAYTIME POPULATION

Total Daytime Population
519,108

Residents
204,131

Workers
314,977

EMPLOYMENT

59%
White Collar

14%
Services

27%
Blue Collar

1.1% UNEMPLOYMENT RATE



BUSINESS & INDUSTRY



40,651

Total Businesses



\$65,091,501,628

Total Sales



292,782
Total Employees

Transportation/Warehouse

1,646
Businesses

23,015
Employees

\$3,620,886,278
Sales

Manufacturing

2,145
Businesses

17,023
Employees

\$2,681,601,251
Sales

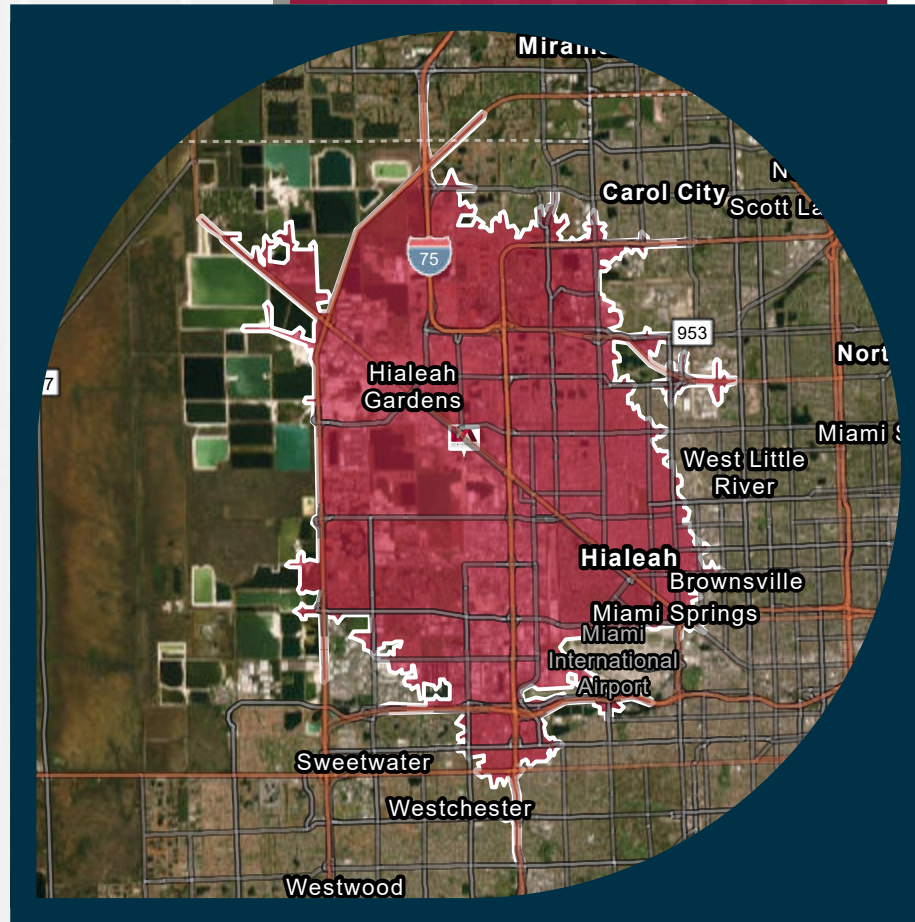
Wholesale Trade

2,756
Businesses

29,852
Employees

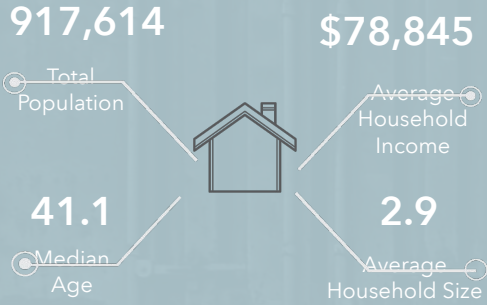
\$29,276,317,551
Sales

Drive time of 15 minutes

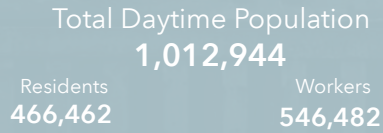


DEMOGRAPHIC PROFILE

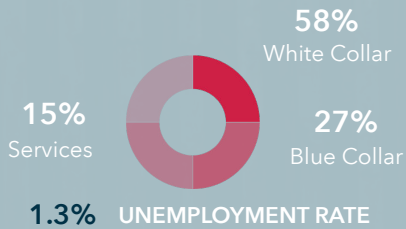
KEY FACTS



DAYTIME POPULATION



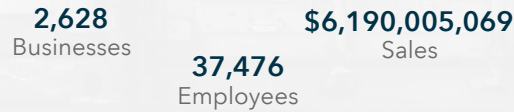
EMPLOYMENT



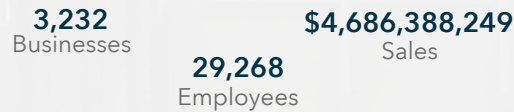
BUSINESS & INDUSTRY



Transportation/Warehouse



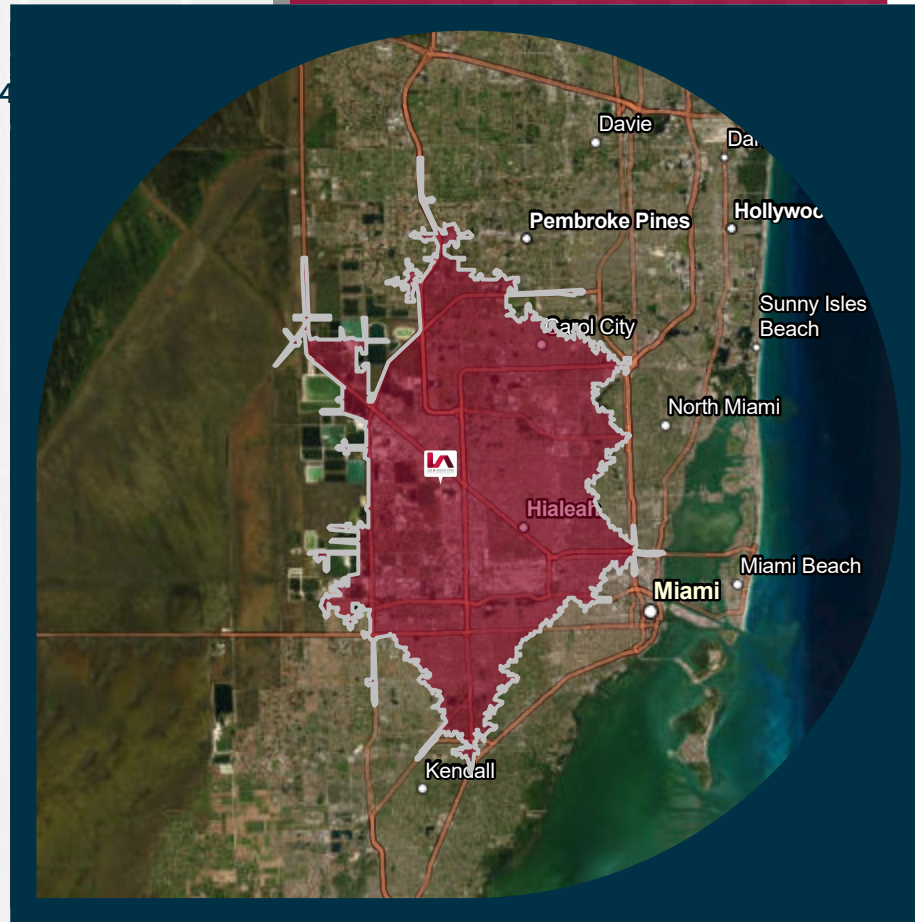
Manufacturing



Wholesale Trade

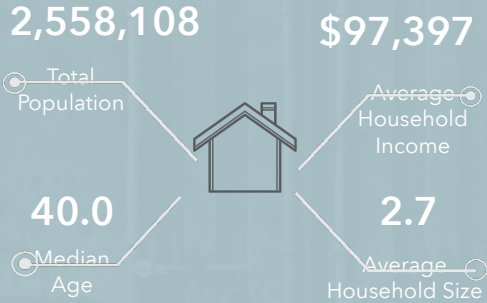


Drive time of 20 minutes

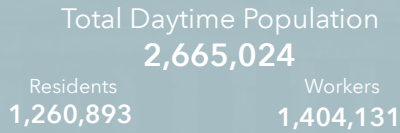


DEMOGRAPHIC PROFILE

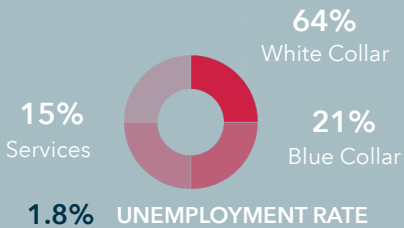
KEY FACTS



DAYTIME POPULATION



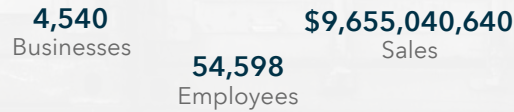
EMPLOYMENT



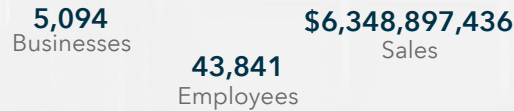
BUSINESS & INDUSTRY



Transportation/Warehouse



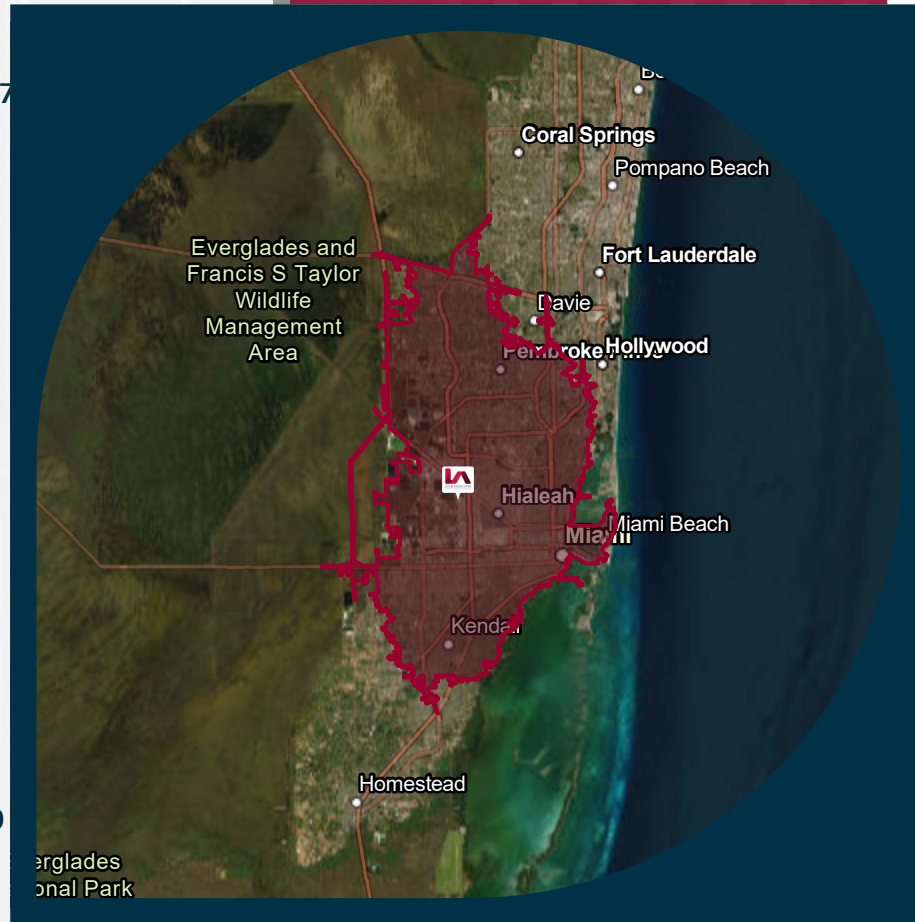
Manufacturing



Wholesale Trade



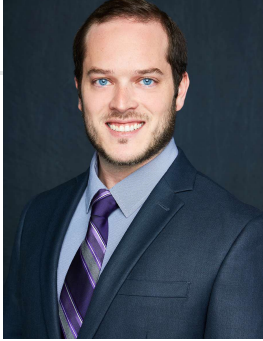
Drive time of 30 minutes





CONTACT US

CONNER MILFORD



CONNER MILFORD

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FL #SL3426026

PROFESSIONAL BACKGROUND

Conner Milford serves as Senior Vice President with Lee & Associates South Florida specializing in Industrial Sales and Leasing, and Supply Chain and Logistics. Specializing in the industries of freight forwarding, aviation, and food processing & distribution, Conner Milford works closely with Lee & Associates South Florida President and Industrial, Supply Chain and Logistics Specialist, Matthew Rotolante, SIOR, CCIM. Starting his tenure at Lee & Associates as an associate, Conner quickly climbed the ranks to Senior Vice President after facilitating many successful Industrial Sale and Lease transactions, including representation of several notable Industrial operators such as US Cabinet Depot, Chadwell Supply, Georg Fischer, Wheels Pros and Contender Boats. Conner is skilled and thorough when assisting clients with their real estate requirements including lease abstracting, lease comparison analysis, financial proforma analysis, lease vs. purchase analysis, market lease and sale reports, and site selection.

Prior to joining Lee & Associates South Florida, Conner Milford worked on the real estate side of the outdoor advertising industry in St. Louis before transferring to the South Florida market in 2015. In this position, Conner played an integral role in the negotiation of long-term leases between landlord and tenant, as well as the site selection and full life cycle development process including lobbying for rezoning and variances in the erection of new digital billboard that could generate as much as 1,000% more revenue for his clients. Through this effort where he earned multiple awards, Conner was able to develop a keen understanding of property values, cap rates, property management, zoning and land-use, development codes and ordinances, state and local permitting, and construction management.

Conner Milford was born and raised in St. Louis, MO before attending Babson College from 2011-2013 including a year studying abroad in Buenos Aires, Argentina where he became fluent in Spanish and met his wife. In his free time, he enjoys traveling, attending theatre performances, and especially playing and/or coaching hockey, lacrosse, rugby, and soccer. Conner Milford prides himself on exceptional service and attention to his client's needs. He looks to build trusting relationships with his clients to help them make informed and intelligent real estate decisions for their

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FL #BK3531036

PROFESSIONAL BACKGROUND

Matt Rotolante serves as the President of Lee & Associates South Florida. Born and raised in Miami, Matt is 4th generation in a pioneer family that has bought and sold over 3,000 acres of land in South Florida since 1928. Prior to joining Lee & Associates as President of the South Florida office, Matt was Managing Director of SVN South Commercial Real Estate located in Miami, FL where his accumulated knowledge of commercial real estate and superb customer service skills earned him the SVN rank of #1 Producer in Florida and the #7 Producer Nationwide in 2014, and also rank of #2 in Florida and #16 Nationwide in 2015.

Matt has held his real estate license in Florida since 2004, and in this tenure has been involved in over \$500 million in sale and lease transactions. As the Broker for Miami's office, Matt focuses on Industrial properties, yet still has a full grasp of all asset types including Office, Retail, Multifamily, and Land. Over the past 7 years he has developed a specialization in refrigerated warehouses leasing a 330,000 SF multi-tenant freezer facility. Matt has a close relationship with Port Miami through his father-in-law, John Ballestero, who was Director of Operations for 25 years. Additionally, he has a deep understanding of entitlements, zoning, market trends, financial analysis, foreclosures/bankruptcy, estate and tax planning, receivership, and other value add services that benefit his longtime clients.

Matt is fluent in Spanish. He earned the prestigious designation of SIOR (Society of Industrial and Office Realtors) in February of 2013. He also earned his CCIM (Certified Commercial Investment Member) designation in 2006 and is the past President of the Miami's CCIM Chapter (2012 & 2013). Matt is a longstanding member of many associations including NAIOP, NAR (National Association of Realtors), CIASF (Commercial Industrial Association of South Florida), and FCBF (Florida Customs Brokers & Forwarders Association).

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates South Florida in compliance with all applicable fair housing and equal opportunity laws.

This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional appraisal practice.

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