

MIC

Medley Industrial Center

6891 NW 74th Street, Medley, Florida 33166



FOR LEASE



PROPERTY HIGHLIGHTS

Medley Industrial Center (MIC) comprises a total of $\pm 142,804$ SF of industrial space in the center of one of the most active industrial submarkets of Miami-Dade County.

MIC is strategically located in the center of this thriving business sector and provides excellent access to primary labor markets, public transportation and major vehicular arteries.

AVAILABLE

ADDRESS: 6891 NW 74th Street, Medley, FL 33166

AVAILABLE SF: $\pm 72,184$ SF

OFFICE AREA: $\pm 6,400$ SF & can be modified/reduced

CEILING HEIGHT: 24' Clear

DOORS: 12 dock loading doors, one ramp, five rail doors on FEC Spur

ZONING: Industrial (M-1) Medley

LEASE RATE: \$8.65 PSF IG

EXCLUSIVE CONTACTS:

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SITE & BUILDING FEATURES

- One drive-in ramp
- 12 dock loading doors
- Five rail doors on FEC Spur
- Heavy power - 3 phase, 480V
- ESFR equivalent fire suppression
- Fully fenced, all concrete truck court ±1 acre
- Staging and storage area

PROPERTY UPGRADES

- Installed "TPO membrane assembly" roof with 15-year manufacturer warranty in 2011
- 6,400 SF office space with impact windows and doors. Can be modified/reduced
- T-5 warehouse lighting
- Seal coated and striped parking areas



LOCATION AND LABOR

MAJOR AIRPORTS



Miami Int'l	6.3 miles
Ft. Lauderdale Int'l	30.9 miles

SOUTH FLORIDA SEAPORTS



Port of Miami	11.3 miles
Port Everglades	31.9 miles

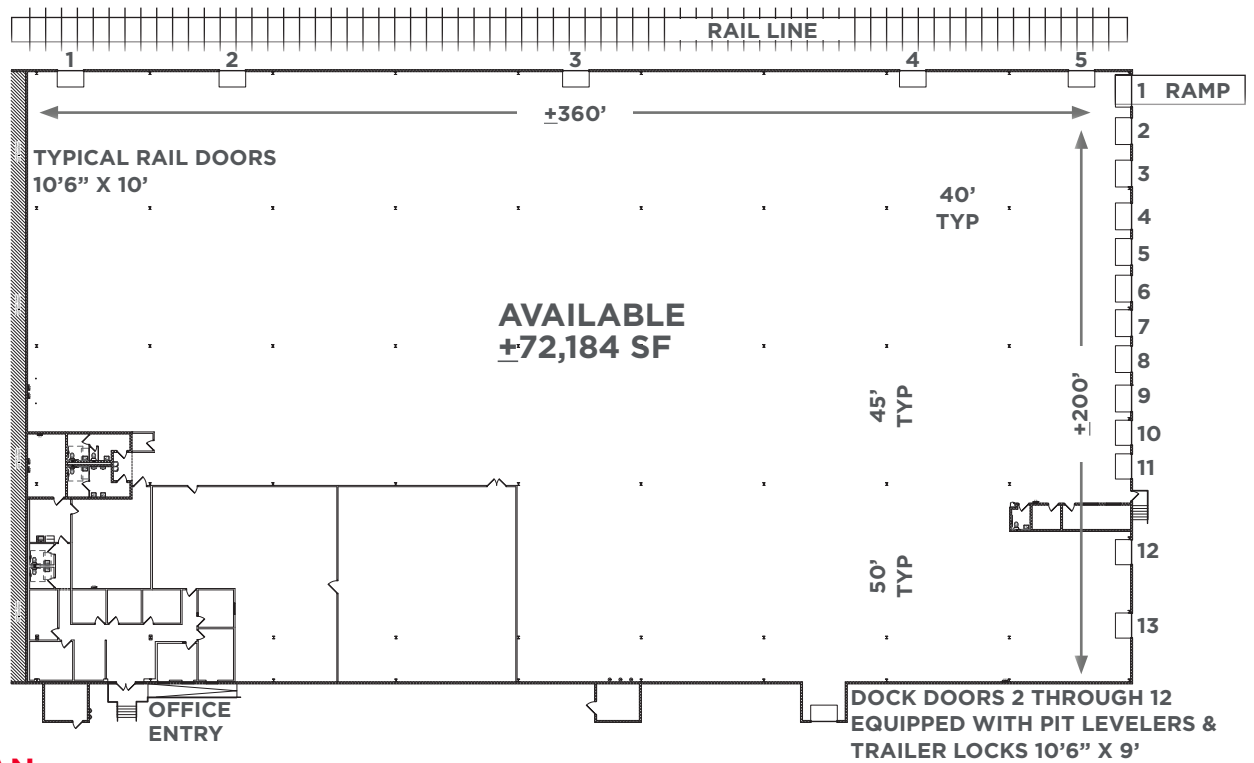
SUPPORTED LABOR FORCE



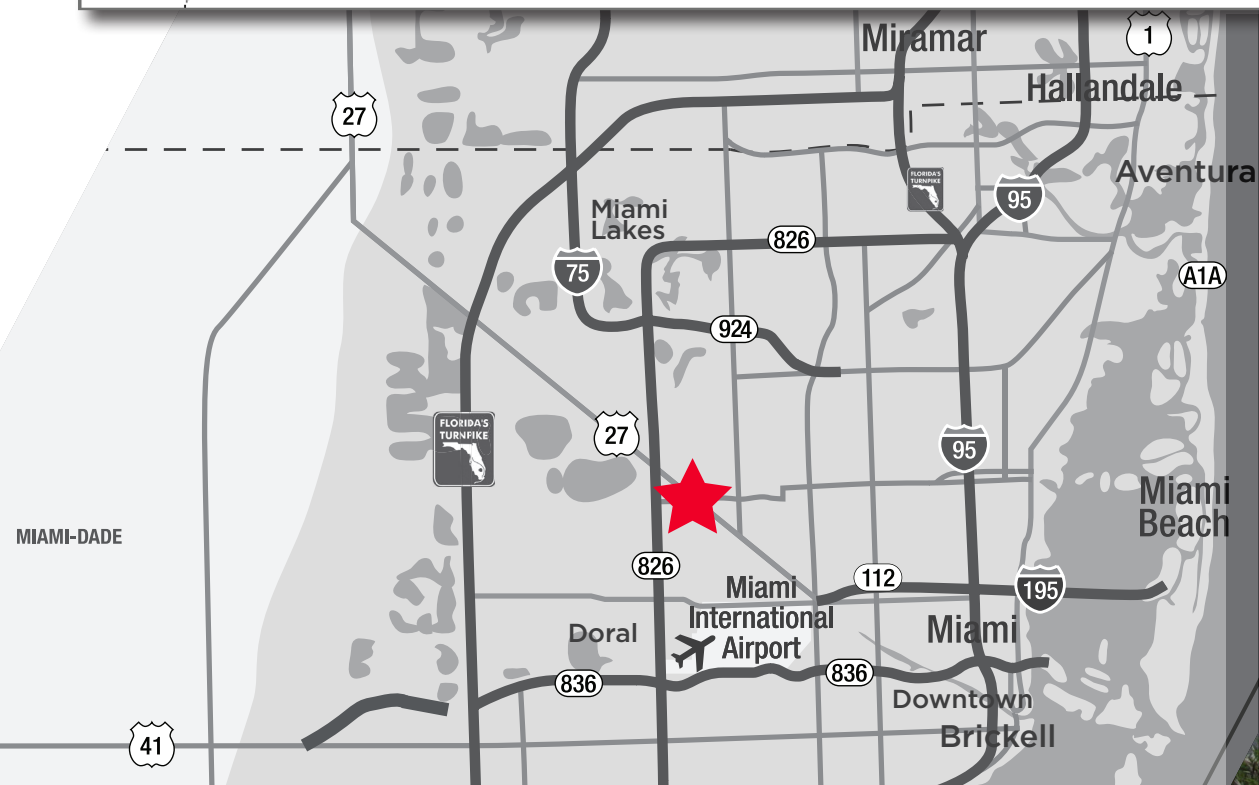
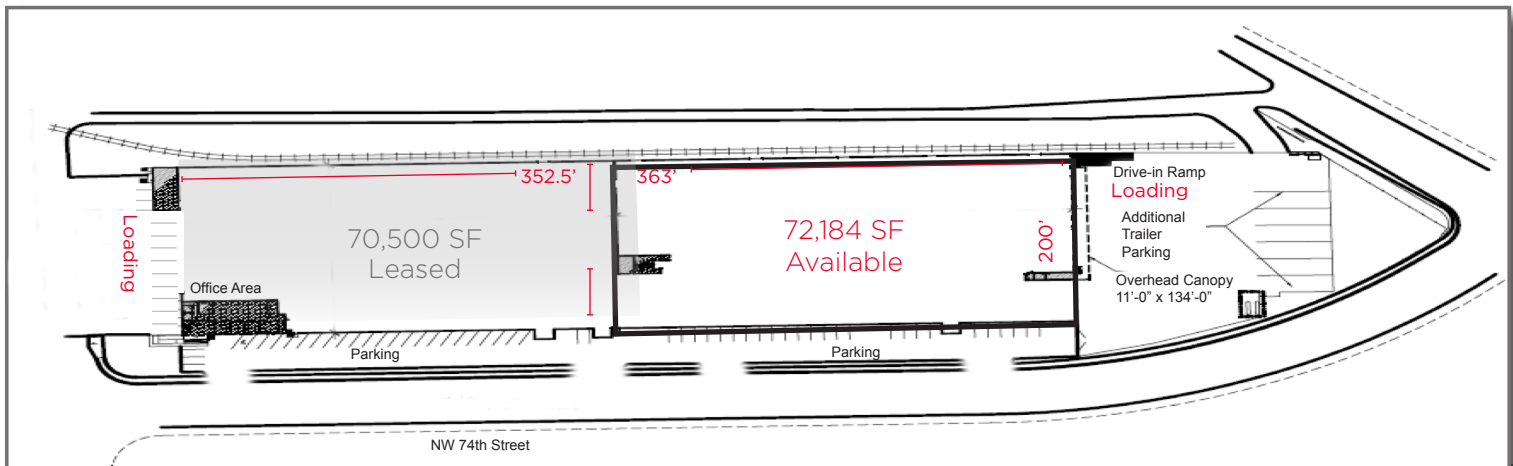
<u>3 miles</u>	<u>5 miles</u>	<u>7 miles</u>
131,993	354,737	567,950



SPACE PLAN



BUILDING PLAN





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