



## 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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### SKYLAR STEIN

Senior Associate

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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  $\pm 1$  acre
- Staging and storage area

## PROPERTY UPDATES

- 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

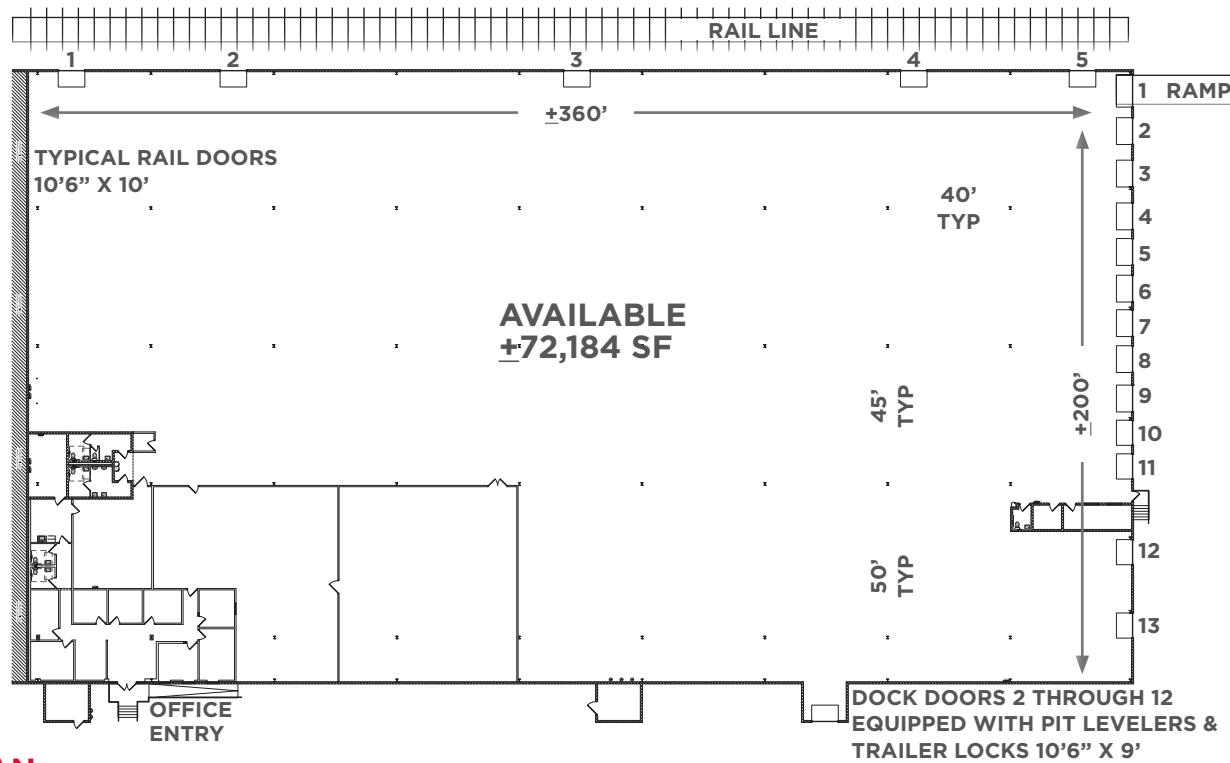
### SUPPORTED LABOR FORCE



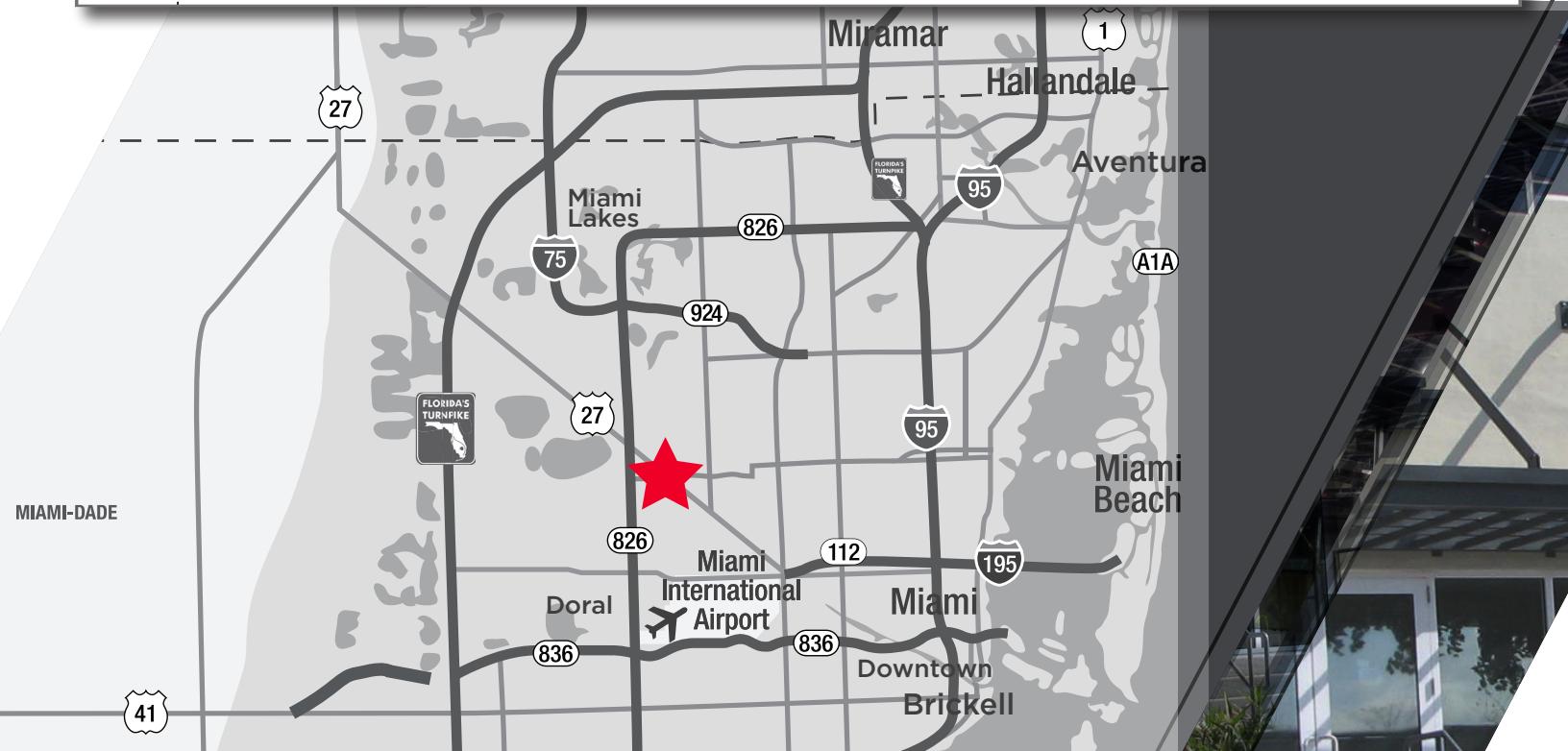
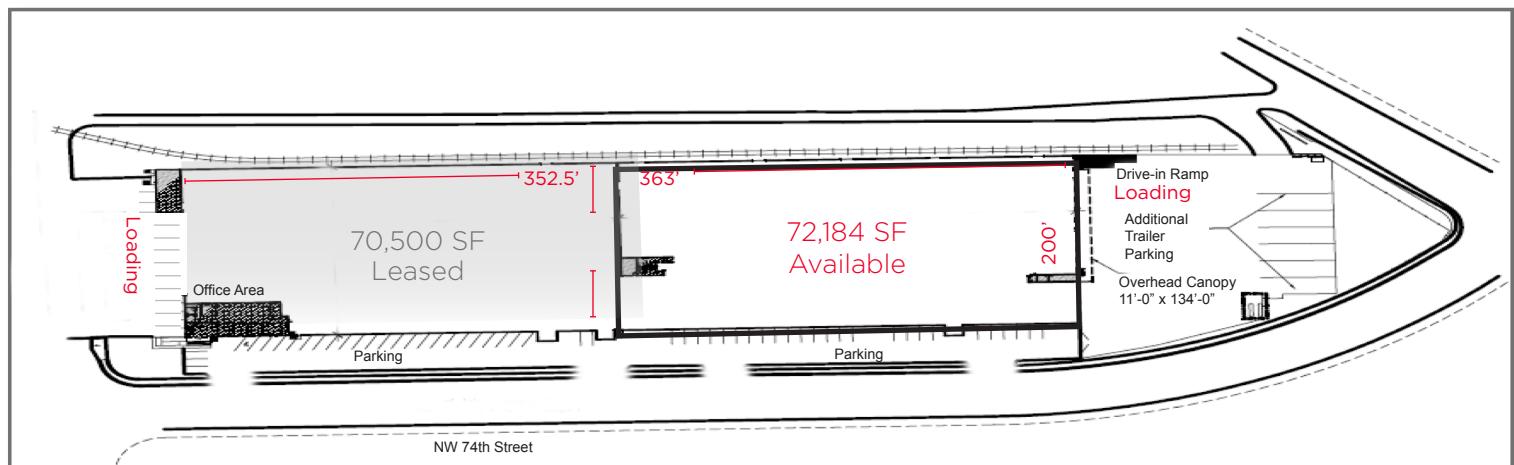
3 miles	5 miles	7 miles
131,993	354,737	567,950



## SPACE PLAN



## BUILDING PLAN



# MIC

Medley Industrial Center



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