

**7999 NW 81st Place  
Medley, FL 33178**

**22,936 SF**

**Lease Rate:  
\$16.00 NNN**

**Op.Ex: \$3.60**

## FEATURES

- ◆ ±22,936 SF total
- ◆ freestanding building
- ◆ ±4,726 SF office
- ◆ 4 dock high loading doors
- ◆ 1 over-sized concrete ramp
- ◆ private/gated truck court
- ◆ knock out panels provide 6 additional dock doors
- ◆ ±25,000 SF gated yard
- ◆ ±18,210 SF of warehouse including ±4,093 SF air conditioned production room

*Situated within the Lakeview Commerce Park at the intersection of NW 81st Place and NW 80th Street, this prime location offers excellent proximity to Miami International Airport and convenient to major routes such as Palmetto Expressway, US-27 (Okeechobee Road), and The Florida Turnpike.*

- ◆ No columns in warehouse proving flexibility for racking & storing an array of products

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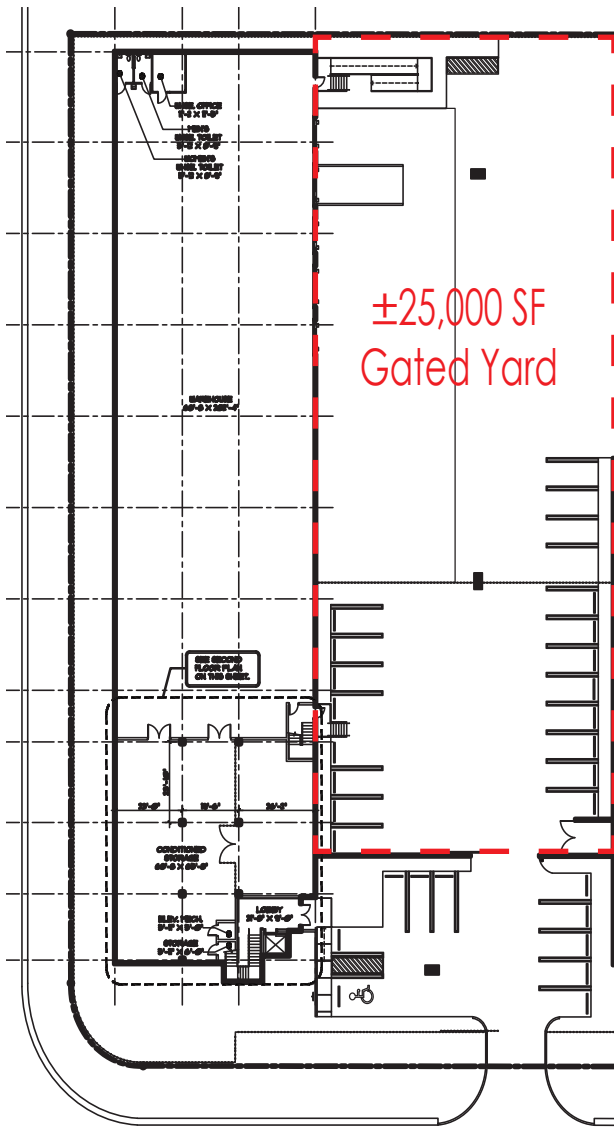
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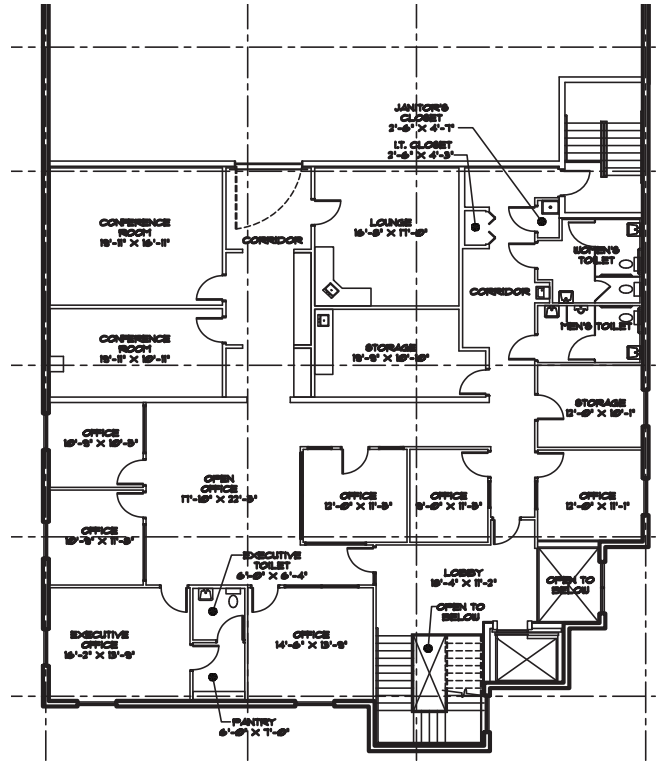
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# Floor Plan

Note: This offering subject to errors, omissions, prior sale or withdrawal without notice



# 2nd Floor Office Plan



# Map

