



**7165-7185 NW 77TH TERR  
MEDLEY, FL 33166**  
**FREE-STANDING INDUSTRIAL ASSET IN  
MEDLEY**

Located in the heart of Medley, just south of the City Hall, 7185-7165 NW 77 Terrace is a rare opportunity to own a free-standing industrial building on nearly 21,000 square feet of land. Spanning two folios and totaling approximately 11,000 square feet of building space, this M-1 Light Industrial zoned property offers exceptional flexibility for a wide range of business uses. With clear ceiling heights ranging from 16 to 18 feet and equipped with three-phase electrical power, the property is well-suited for warehousing, distribution, or light manufacturing operations.

Currently leased through February 2026 with minimal landlord responsibilities, the asset provides a unique blend of immediate cash flow and future potential. An end user can collect rental income while planning their transition into the space, or an investor can continue the lease and capitalize on a stable, income-generating asset in one of Medley's most sought-after industrial submarkets. This is an ideal property for both users and investors looking for long-term upside in a supply-constrained area.



**PRICE: \$3,300,000**

Building Size: 10,944 SF

Land Size: 20,996 SF

Zoning: M-1 Light Industrial

Ceiling Height: 16-18 Feet

Lease Ends: Feb 2026



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