

DEVELOPMENT

# PALMETTO STATION

±100,234 SF  
(Divisible to ±30,000 SF)

BUILDING B

FRONTAGE ON PALMETTO EXPRESSWAY



7410 NW 79th Avenue, Medley, FL

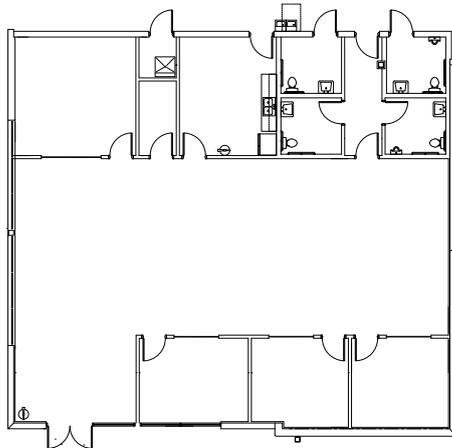


## BUILDING B SPECIFICATIONS

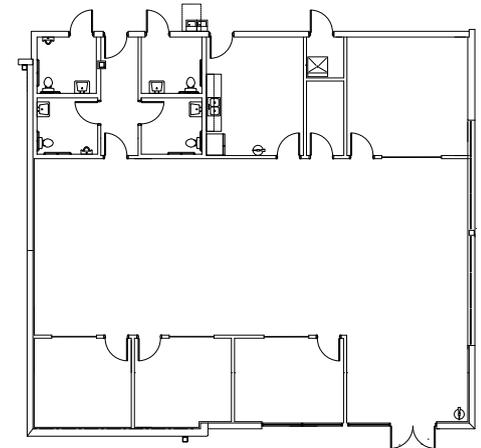
7410 NW 79th Avenue, Medley, FL

Available SF	±100,234 SF (Divisible to ±30,000 SF)
Office Total SF	±3,100 SF (2)
Building Dimensions	177' X 532'
Speed Bay	60'
Clear Height	36'
Column Spacing	54' x 39'
Dock Doors	25 (Twelve (12) pit-levelers)
Drive-Ins	2
Loading Format	Front-load
Truck Court Depth	180' (shared)
Car Spaces	82
Power	3-phase, 480V

West Office



East Office



## STRATEGICALLY LOCATED

This location in East Medley, with frontage and immediate access to the Palmetto Expressway (SR826) exit at NW 74th Street, is ideal for port and airport users, distribution, and e-commerce due to its proximity to dense population centers and accessibility via major highways and thoroughfares.

## LOCAL ACCESS

### SR 826

0.6 miles

### US 27

1.5 miles

### MIAMI INTERNATIONAL AIRPORT

3.8 miles

### FLORIDA'S TURNPIKE

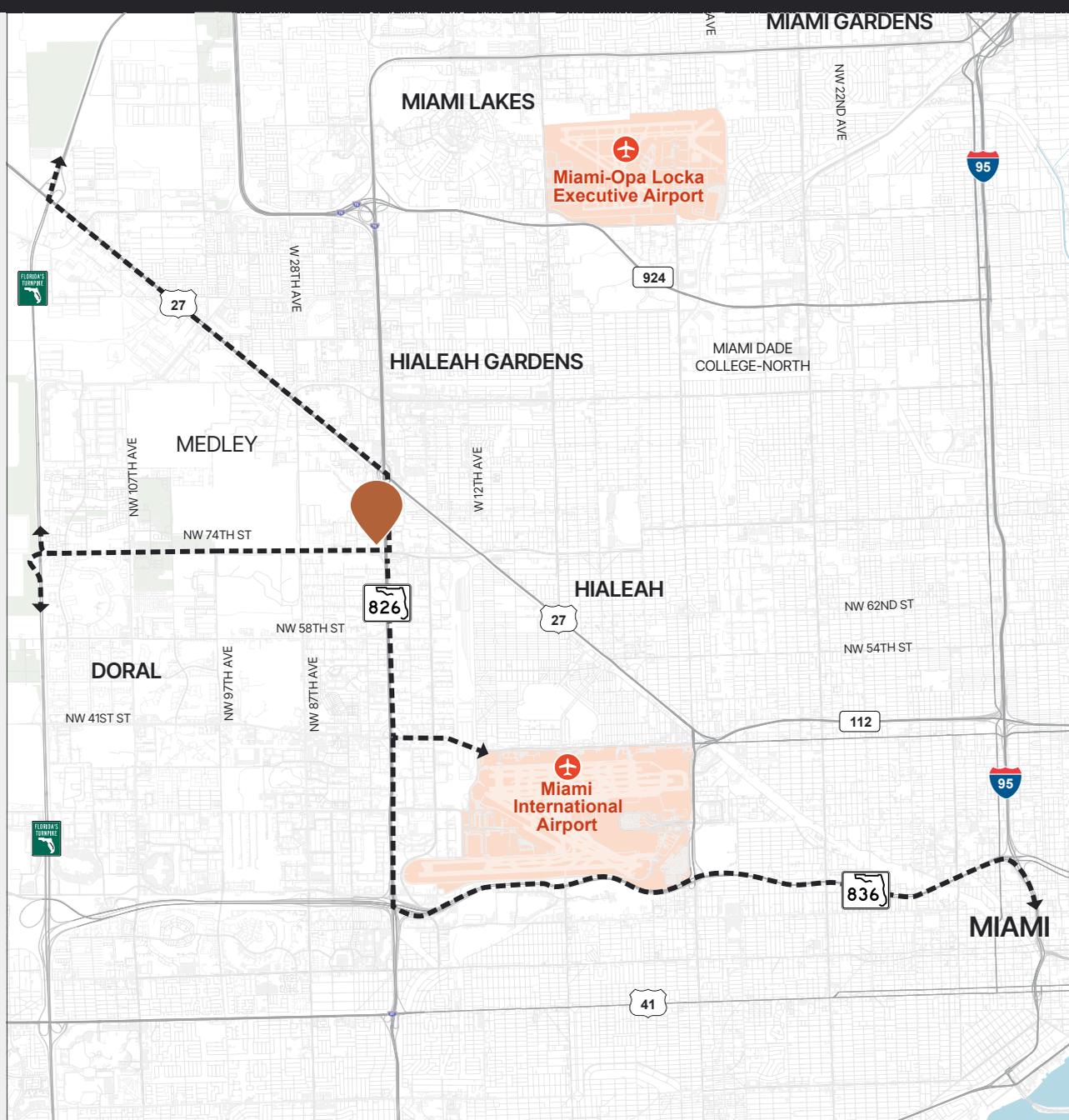
4 miles

### I-95

12.5 miles

### MIAMI CBD

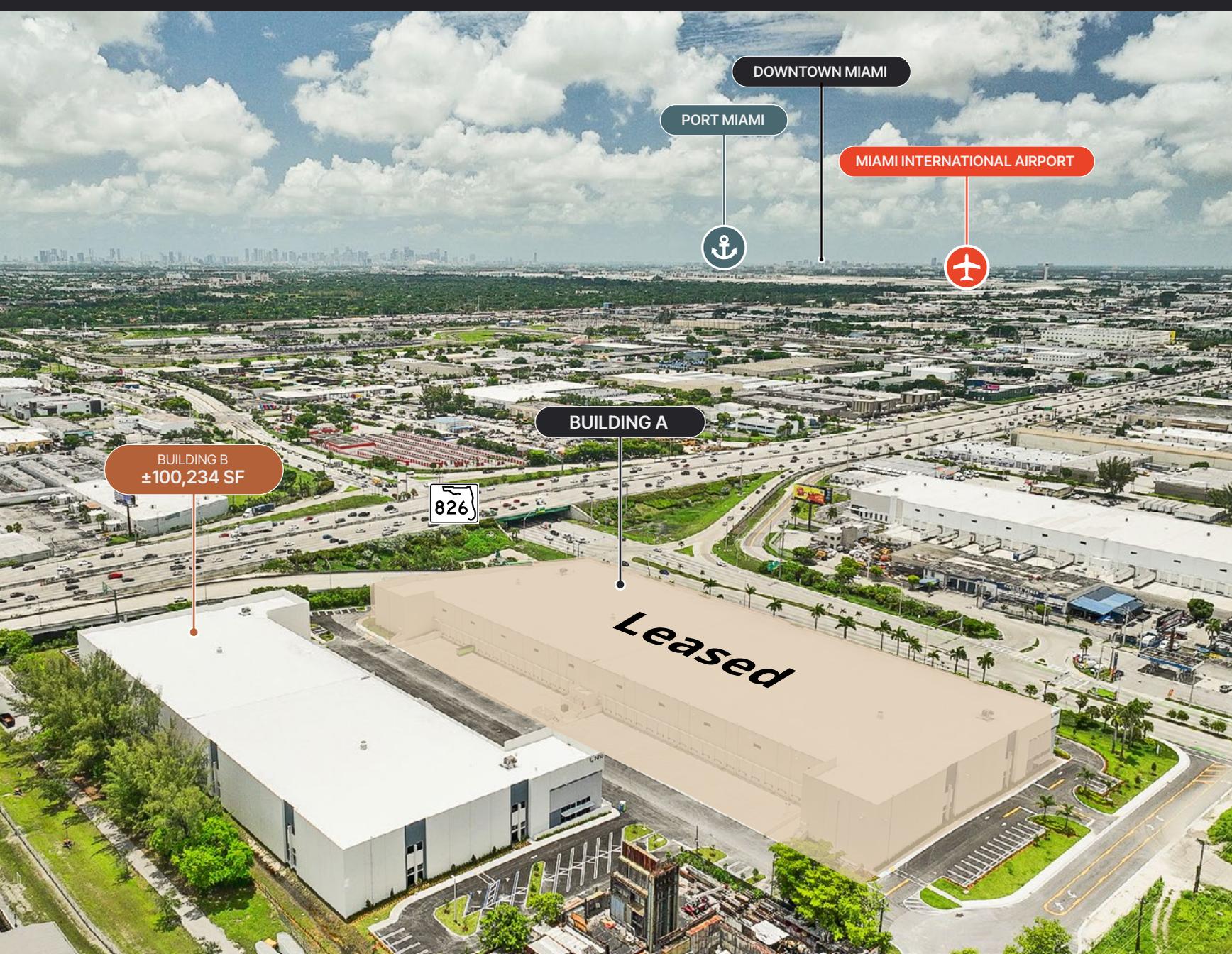
13.5 miles



# Proven location. Neighboring tenants.

1. Carbel
2. Nestle
3. Carbel
4. The Apollo Group
5. Quirch Foods Co
6. Eco Window Systems LLC
7. CEVA Logistics
8. Parker Davis HVAC International, Inc
9. Del Valle Brands
10. Costex Corp
11. The Apollo Group
12. Vertilux
13. Mowi USA
14. Seaboard Solutions
15. Mel Stevenson & Associates
16. Summit Aerospace, Inc.
17. Eduardo E Lozano & CO Inc
18. Veseris
19. Iron Mountain
20. Alfa Gamma Seafood Group
21. ClarkDietrich
22. ABC Supply Co., Inc.
23. Iron Container LLC
24. Tramo USA Inc.
25. Unity Windows
26. Component Overhaul Services
27. H S Automotive Accessories
28. Miami Dade Police Department
29. ConverPack
30. Heico Corporation
31. Unity Windows
32. Amigo Pallets
33. Miami-Dade County Fire Rescue Department
34. E.B. Transportation Service, Inc.
35. Mr. Glass Doors & Windows
36. Grow Generation
37. Concept Elevator Group
38. ABF Freight System Inc
39. Caribconex LLC
40. Sunbelt Rentals
41. Mr. Winter
42. Prince Distributors
43. Interglass
44. Rucker Investments
45. CPF Floors
46. Atlantic & Gulf Fishing Supply Corp.
47. Mr. Glass Windows & Doors





DOWNTOWN MIAMI

PORT MIAMI

MIAMI INTERNATIONAL AIRPORT



BUILDING A

BUILDING B  
±100,234 SF



*Leased*

## DEMOGRAPHICS

Within 5 miles radius

Source: Colliers Hydra

2025 Total Population

**415,607**

2025 Total Business

**40,036**

Median Age (5 Mile Radius)

**43.6**

Median Household Income

**\$68,845**

## REGIONAL ACCESS

### PORT MIAMI

14 miles

### FORT LAUDERDALE / HOLLYWOOD INTERNATIONAL AIRPORT

39 miles

### PORT EVERGLADES

39 miles





PALMETTO STATION is a Class A development in the heart of Medley, featuring two Class A warehouse buildings totaling  $\pm 250,000$  SF. With building depths of 177 to 225', the property caters to smaller occupiers as well as large distributors and logistics companies. Ultra-high ceilings at 36' clear allows for maximum cubic storage and significant cost savings. This project was designed with the local occupiers' needs in mind.

This location in East Medley, with frontage and immediate access to the Palmetto Expressway (SR826) exit at NW 74th Street, is ideal for port and airport users, distribution, and e-commerce due to its proximity to dense population centers and accessibility via major highways and thoroughfares.

# CONTACT INFORMATION



View 3D Tour

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord.  
No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.