



INDUSTRIAL WAREHOUSE FACILITY
9165 NW 96 Street, Medley, FL 33178

FOR SALE

 **APEX**
CAPITAL REALTY

EXECUTIVE SUMMARY

Apex Capital Realty is pleased to present 9165 NW 96th Street, a rare opportunity to acquire a vacant, institutional-quality industrial facility in the core of Medley, Florida, one of Miami-Dade County's most established and supply-constrained industrial submarkets. Offered for sale for the first time in over 30 years, the property is situated on a ±1.0-acre site and is improved with ±18,650 square feet across two freestanding buildings, providing scale and functionality well suited for an owner-operator or long term investor.

The asset features 18-foot clear heights, eight (8) grade-level loading doors, three phase power with on-site generator, ±1,300 SF of office, a licensed paint booth, twin tee concrete construction, and a fully fenced, secured yard. Zoned M-1 Industrial and delivered vacant, the property offers immediate occupancy and long-term operational flexibility. The site benefits from immediate access to SR-826, Florida's Turnpike, and key industrial corridors, positioning it as a highly strategic acquisition within the Medley industrial market.

PROPERTY HIGHLIGHTS

- **FULLY LICENSED PAINT BOOTH**
- **OWNER-OPERATOR READY**
 - Delivered 100% vacant
- **HIGHLY FUNCTIONAL FACILITY**
 - 18' clear heights, 8 grade-level loading doors, 3-phase power + generator.
- **EASILY DEMISABLE**

ASKING PRICE

\$5,749,999

Note: SELLER FINANCING AVAILABLE



OFFERING SUMMARY

BUILDING SIZE	18,650 SF
LOT SIZE	43,560 SF
CLEAR HEIGHT	18 Feet
BAY DOORS	Eight (8) all grade-level
POWER	Three-phase power / 1,200 AMPS / 240 Volts
GENERATOR	On-site generator
ZONING	M1-Industrial

LOCATION MAP



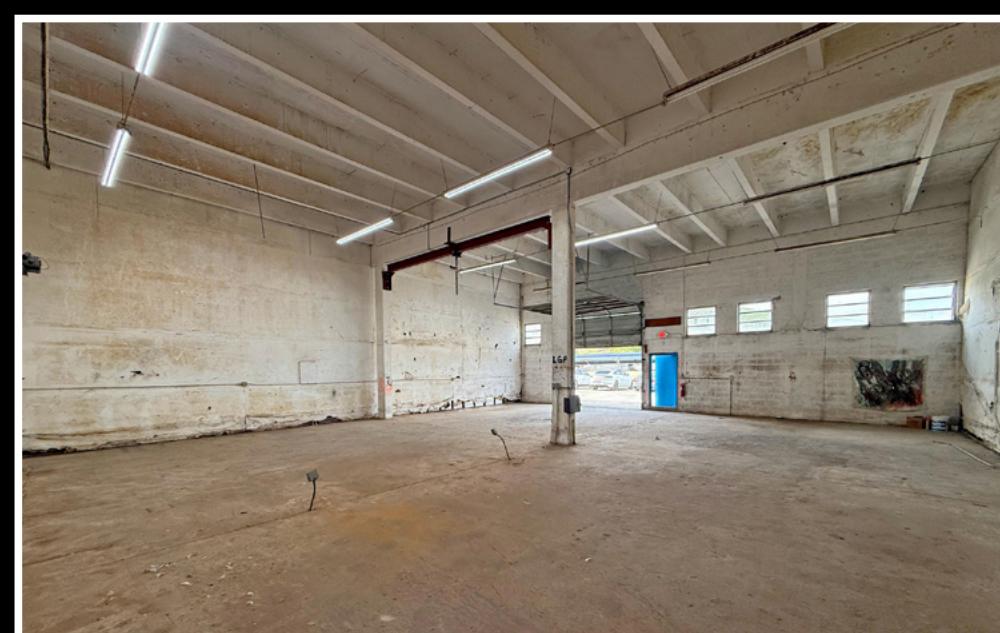
BIRD'S EYE VIEW



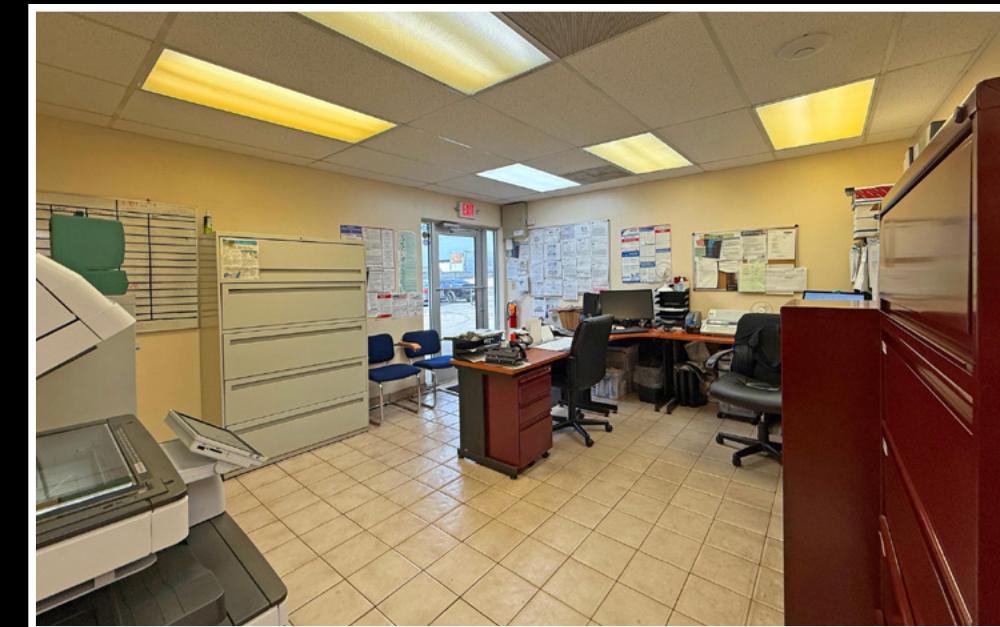
AERIAL PHOTOS

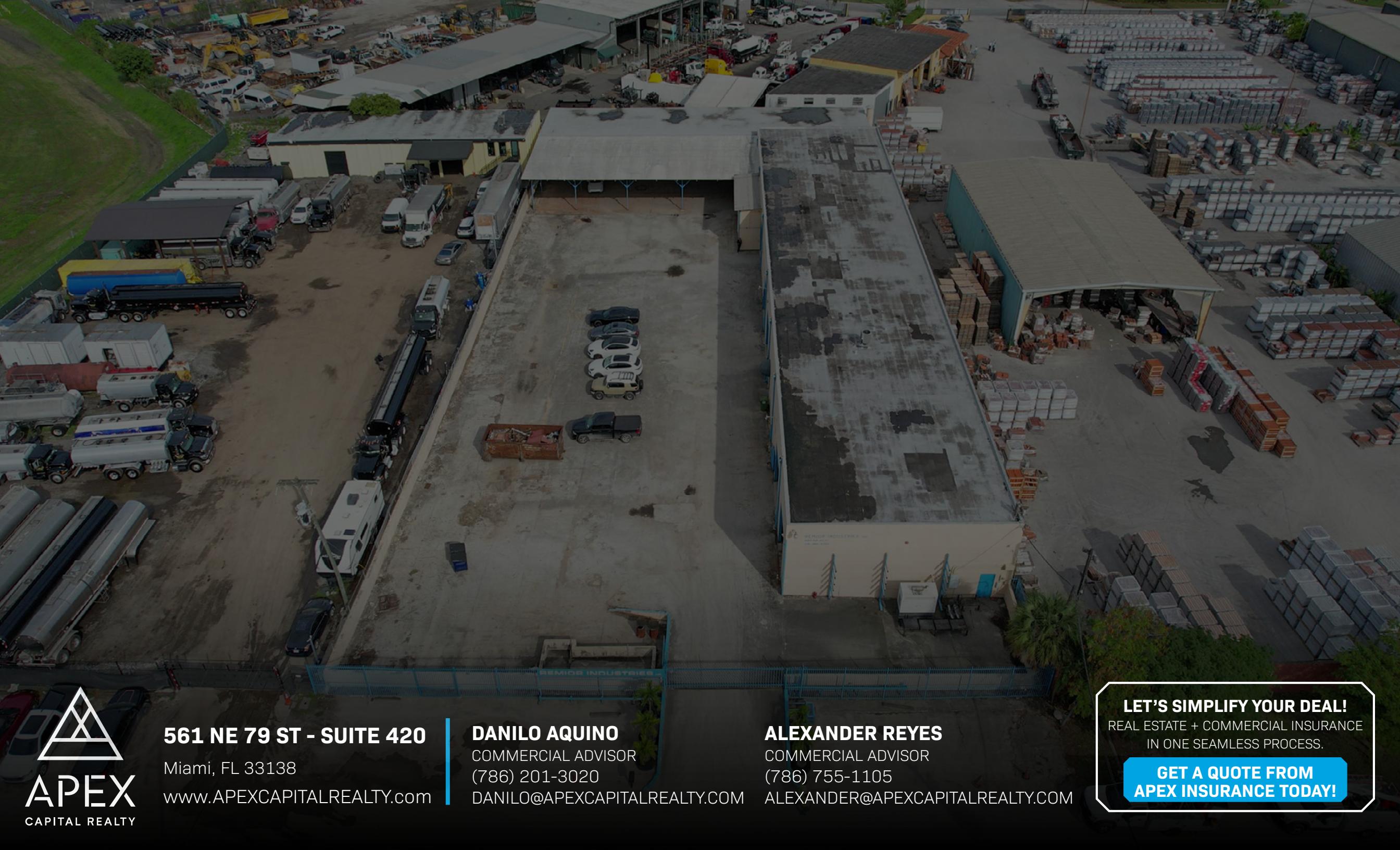


WAREHOUSE PHOTOS



OFFICE PHOTOS





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LET'S SIMPLIFY YOUR DEAL!

REAL ESTATE + COMMERCIAL INSURANCE
IN ONE SEAMLESS PROCESS.

**GET A QUOTE FROM
APEX INSURANCE TODAY!**