

## MEDLEY PALMETTO INDUSTRIAL PARK

**30,794 SF AVAILABLE FOR LEASE**

7860 NW 76th Ave, Medley, FL 33166



### PROPERTY DESCRIPTION

**Medley Palmetto Industrial Park** consists of 10 concrete dock high buildings, perfect for distribution or manufacturing. With a minimum unit size of 3,080 square feet, fully air-conditioned office space, 20 - 24' clear ceilings and 150' truck courts, MPIP provides functional industrial warehouse space within the Medley industrial market.

### LOCATION DESCRIPTION

Situated on a major Highway such as Palmetto Expressway, **Medley Palmetto Industrial Park** offers convenient access to all major thoroughfares as well as excellent frontage and exposure. Located Just south of NW South River Drive between NW 74th Avenue and Palmetto Expressway. MPIP is only minutes away to both Palmetto Expressway and Florida Turnpike via Okeechobee Road which in turn provides access to every highway and port in the county. Miami International Airport and PortMiami are accessible within minutes from Dolphin Expressway, Broward County and Port Everglades from I-75 and I-95.

### PROPERTY FEATURES

- +/- 30,794Sq. Ft. Total Size
- +/- 3,592 Sq. Ft. Office
- +/- 27,202 Sq. Ft. Warehouse
- Three (3) Dock High Loading Doors
- 22' Clear Ceiling Height
- 200-Amp, 3-Phase, 120/240V
- Fully Fire Sprinklered Building
- Outside the Wellfield Protected Area

### MORE INFORMATION

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