



INDUSTRIAL BUILDING

119,008 SF on 4.41 ACRES

Available for Sublease
7321 NW 75th Street, Medley, FL 33166

- Currently used for television studios, ancillary support, and offices, but willing to retrofit
- Ideal for a data center, a last mile fulfillment center, manufacturing, and more
- Ceiling heights up to 40' in main building
- Fully air conditioned, heavy power, backup generators, UPS, and passenger elevator & freight elevator
- Easy access to the Palmetto Expressway (SR 826)

Sublease Asking Rate:
\$14.95 Triple Net (NNN)
Lease Expires 6/22/2032

For Sale Option
May Be Available

***Located in an
Opportunity Zone!***

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BINSWANGER-GATEWAY
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Highlights

90,696 SF

Warehouse / Studio

4.41 Acres

Acreage

179

Parking Spaces

28,312 SF

Office with elevator
and freight elevator

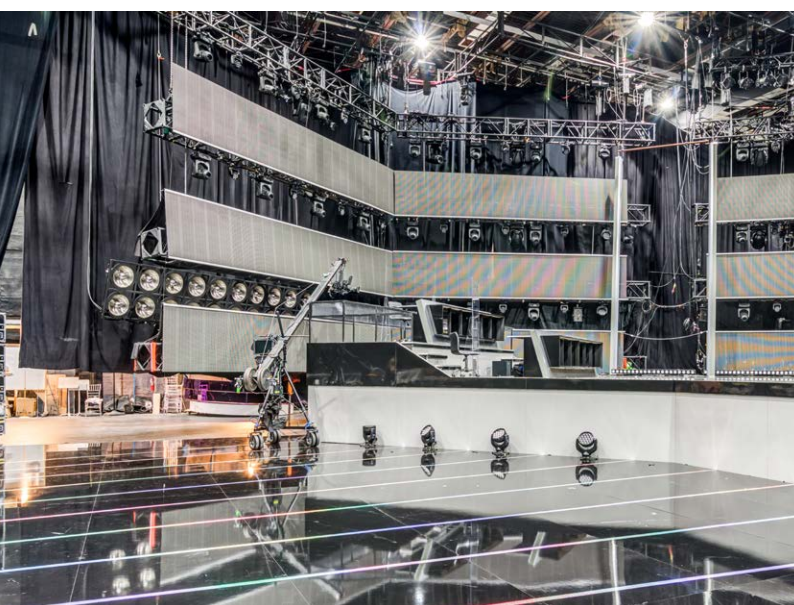
40' - 20'

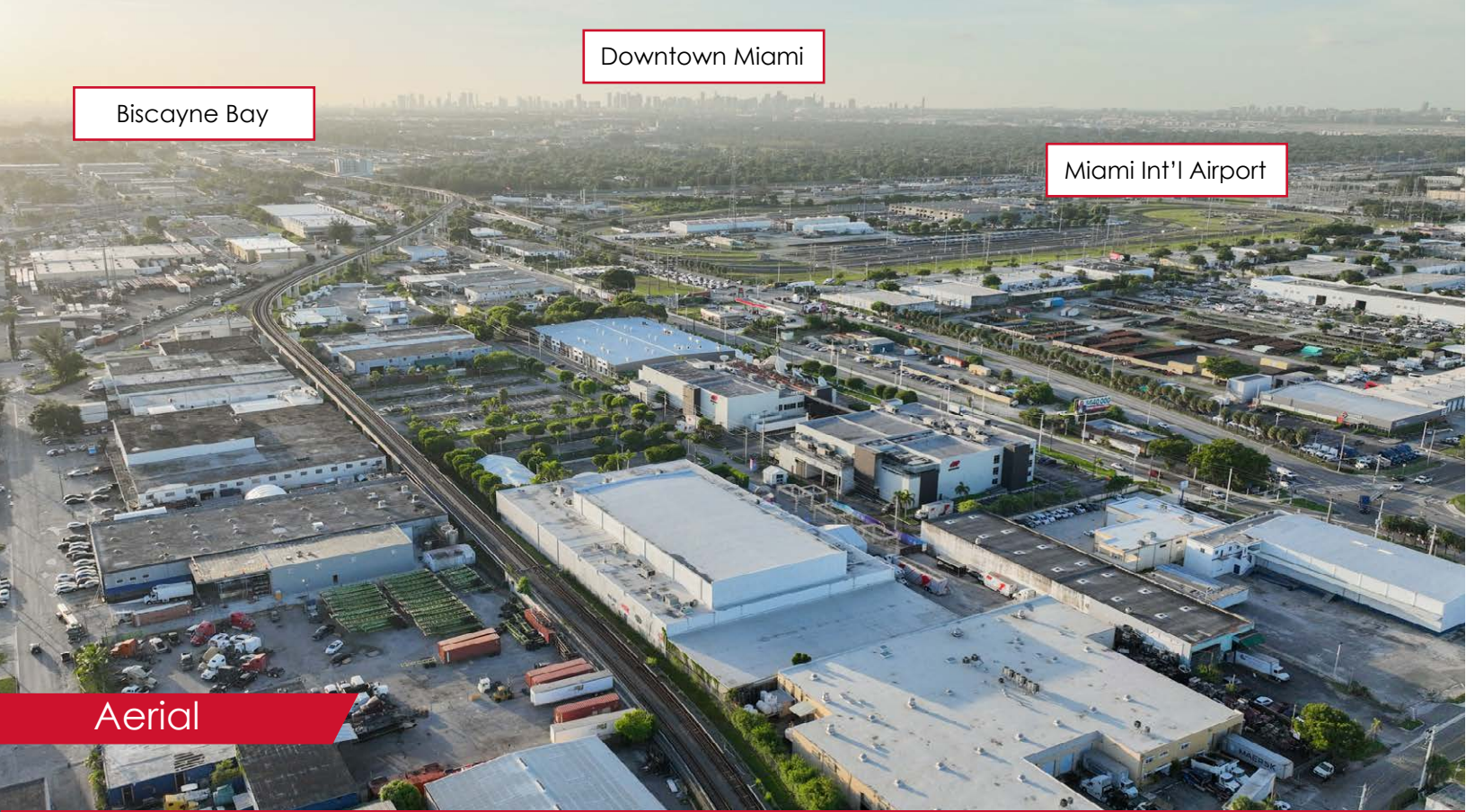
Ceiling Heights

Full AC

HVAC

Ideal for TV Studio or Varied Office / Industrial Uses





Aerial

Infrastructure

ROOF:

New Roof Installed in 2024. Flat roofing system consisting of built-up assemblies with tar & gravel cover

FLOOR:

Concrete over compacted fill with spread perimeter footers

WALLS:

Concrete block and stucco

2ND FLOOR:

Concrete poured over metal deck bridged by structural steel joists

CEILING HEIGHTS:

40' in building center and 20' throughout

TRUCK LOADING:

Side Loading, freight elevator

ZONING:

M-1, Industrial District, Town of Medley

SECURITY:

The property has security cameras, security guard and check-in desk, and an alarm system for after hours.

FLOOD MAP:

Zone X

Utilities

POWER:

Florida Power & Light Co., 17,900 AMP service

BACKUP:

There are backup generators on site that can run all of the building systems and a 300 KVA UPS system

HVAC:

The office and studio components are centrally cooled by multiple roof-mounted units connected through building ductwork

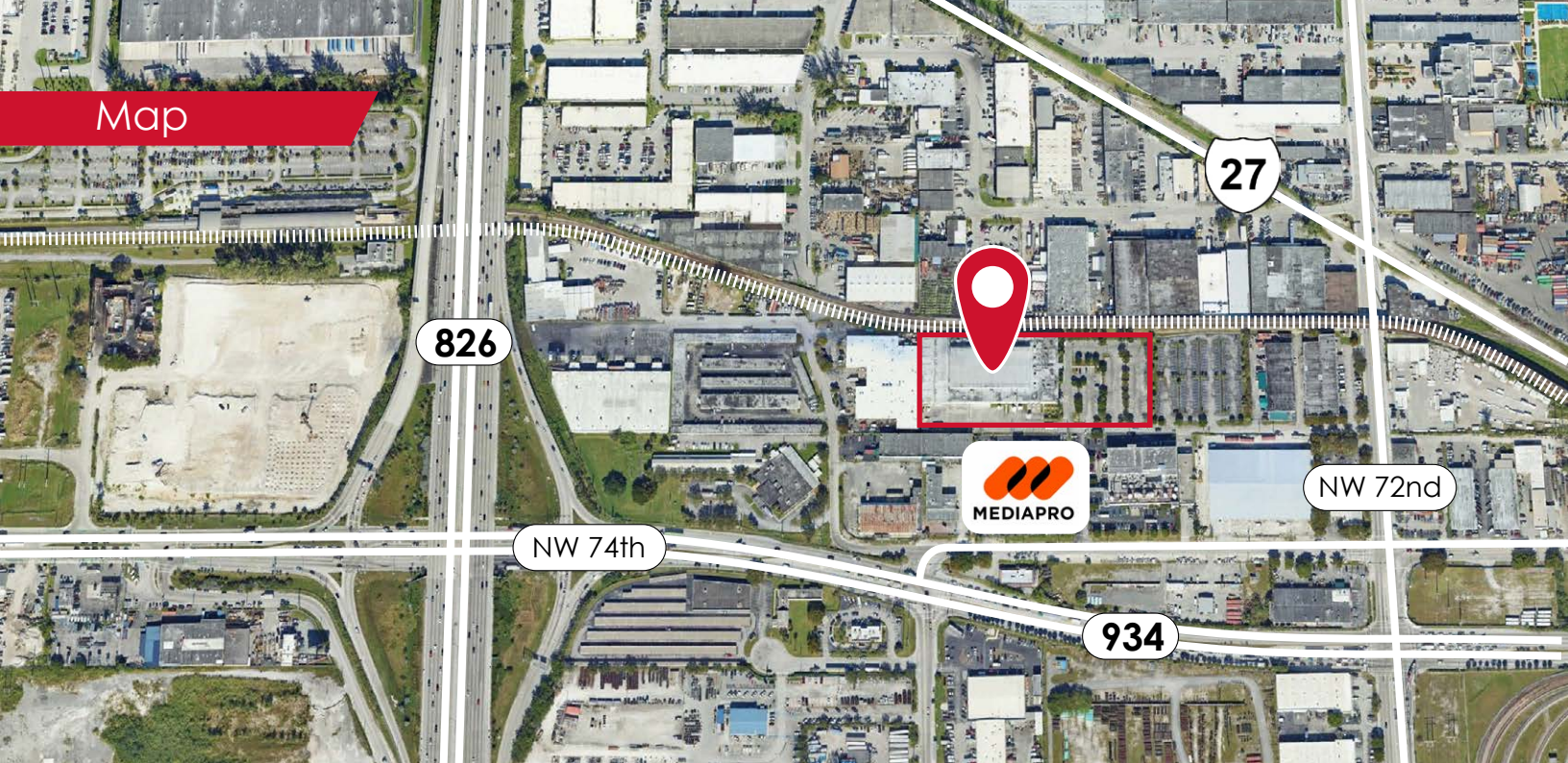
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BINSWANGER-GATEWAY

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Map



Location:

The Property is located in a federally designated Opportunity Zone in the incorporated city of Medley within the greater Miami MSA in Miami-Dade County, Florida.

Located near the intersection of NW 74th Street and NW 72nd Avenue surrounded by the Metrorail tracks on the north, Media Pro 1 & 2 on the south, Media Pro additional parking to the east and an industrial building to the west. The Palmetto Expressway (SR 826) is only a few minutes' drive away and links the area to other interstate and regional highways.

Centrally located and minutes away from Miami International Airport and Miami-Opa Locka Executive General airport which handles a variety of private, pleasure, and business flights as the main reliever for MIA.

The Okeechobee Road Metrorail station is 1.1 miles away and links to the entire system including Miami International Airport's \$2 billion Miami Intermodal Center, a regional transportation hub linking to Tri-Rail, Amtrak, Metrorail, Metromover, Brightline, Intercity Bus system and much more.

Short driving distances to Doral, Hialeah, Downtown Miami, Brickell Avenue, and Miami Beach.

Contact:

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