

# MEDLEY COMMERCE CENTER

## +/- 8,155 SF FOR LEASE

9793 NW 91<sup>st</sup> Court, Medley, FL 33178



## PROPERTY DESCRIPTION

Located in the heart of Medley, this well-positioned industrial warehouse offers an ideal solution for logistics, distribution, and light manufacturing users. Featuring a modern concrete structure with high clear ceilings, ample warehouse space, and dock-height loading, the property is designed for efficiency and flexibility. Strategically situated at NW 105th Way and South River Drive, with access via NW 95th Ave and 106th St it offers excellent connectivity to the Florida Turnpike, Palmetto Expressway, and Okeechobee Road. Miami International Airport, PortMiami, and major Broward County hubs are all within easy reach, making it a prime location for seamless local and regional distribution.

## FEATURES:

- ▶ +/- 8,155 Sq. Ft. Total
- ▶ +/- 714 Sq. Ft. Office (3 Large Offices)
- ▶ +/- 7,441 Sq. Ft. Warehouse
- ▶ Three (3) Dock High Loading Door
- ▶ One (1) Ramp Loading Door
- ▶ 20' Clear Ceiling Height
- ▶ 3 Phase Electrical Service
- ▶ City Water & Sewer
- ▶ Twin-T Roof Construction
- ▶ Fully Fire Sprinkled Building
- ▶ Corner Units

## FOR MORE INFORMATION:

**Alexander Bernaldo, SIOR**  
President  
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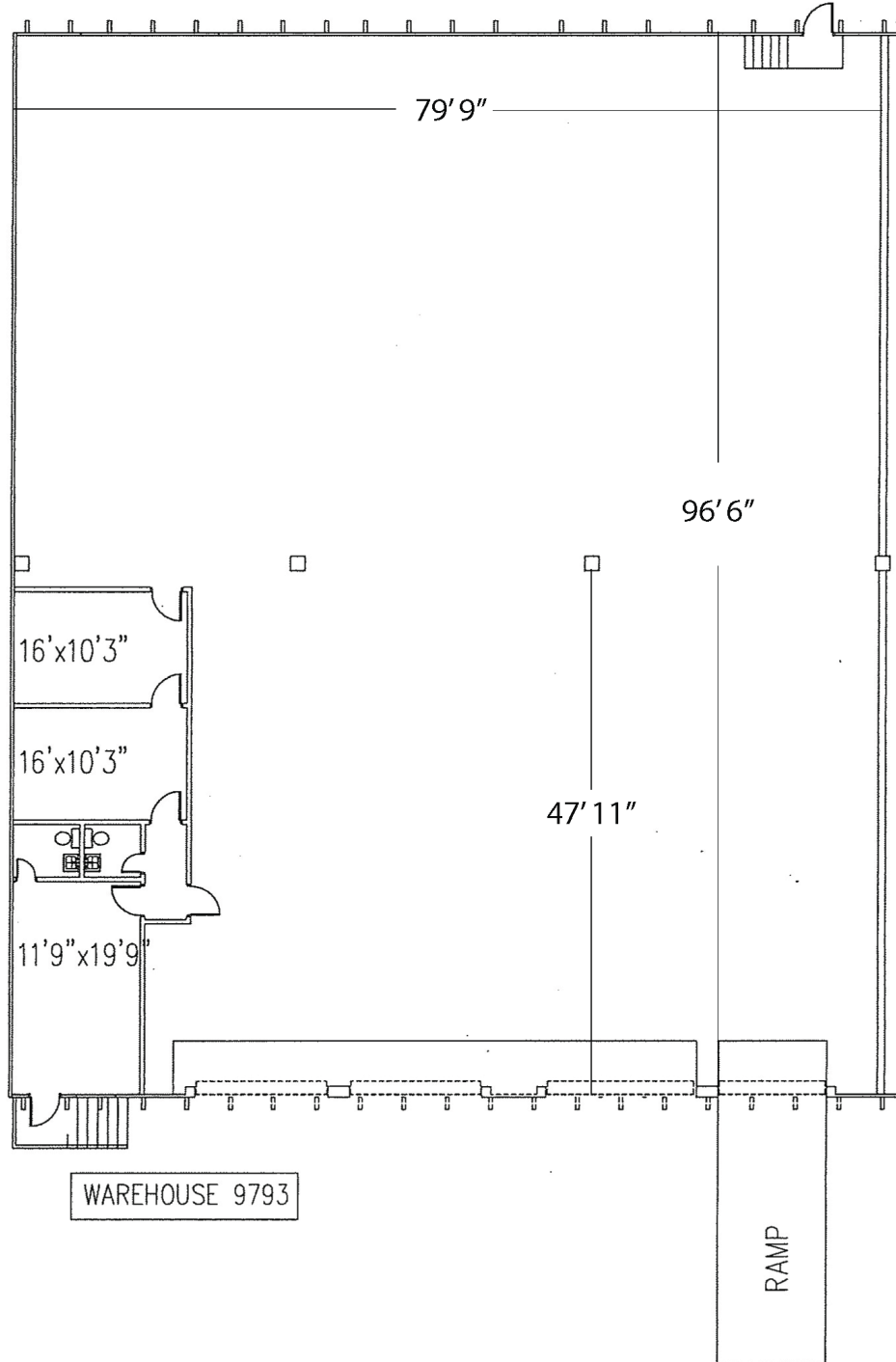
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