



# FOR SALE

**±3.48 ACRES (DIVISIBLE)**

NW 116<sup>TH</sup> WAY & NW 106<sup>TH</sup> ST  
MEDLEY, FL 33178

**Three Lots Available - Zoned M-3**

Can be purchased collectively or individually



# SITE PLAN

## ±3.48 ACRES (DIVISIBLE)

- Three lots available (collectively or individually)
- Zoned M-3; located in Flager Station Business Park

| LOT  | SF     | ACRES | \$/PER AC   | \$/SF   | TOTAL       |
|------|--------|-------|-------------|---------|-------------|
| • A  | 47,442 | 1.09  | \$3,650,000 | \$83.79 | \$3,975,282 |
| • B  | 50,844 | 1.17  | \$3,650,000 | \$83.79 | \$4,260,344 |
| • C* | 53,415 | 1.23  | \$3,650,000 | \$84.05 | \$4,489,500 |

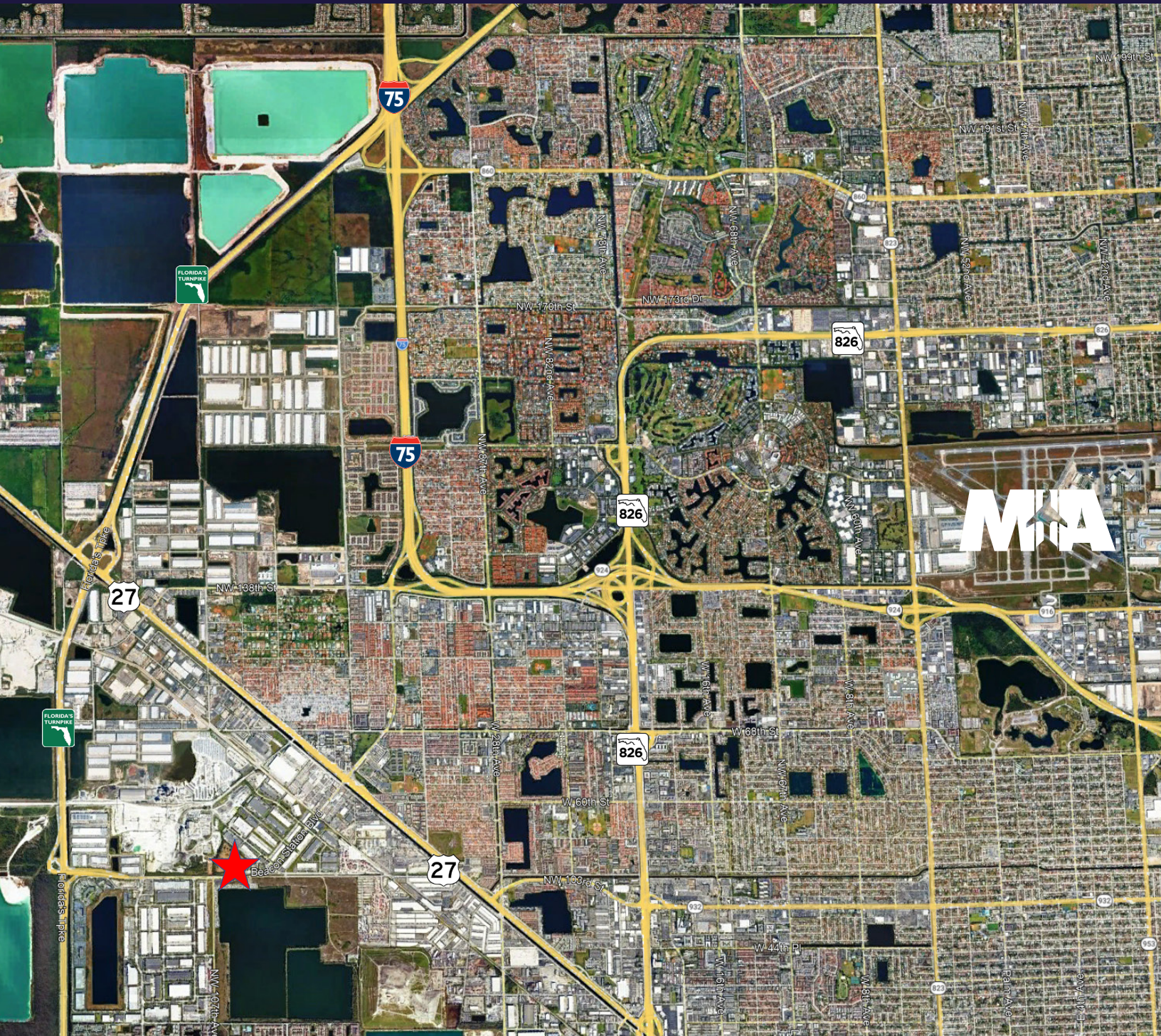
\*Includes existing 5,213 SF office building.



# AERIAL VIEW

## ±3.48 ACRES (DIVISIBLE)

- Prime access to Florida's Turnpike (0.9 miles)
- Located near US-27 exchange and 3.4 miles to I-75
- 11.1 miles to Miami International Airport
- 4.8 million people within a 60 minute drive
- The Town of Medley is one of Miami-Dade County's premier industrial & logistics centers, serving as a key driver of regional employment, trade, manufacturing, warehousing, and distribution activities. Its strategically located in South Florida near major highways, rail connections, and Miami International Airport.





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