

FOR LEASE

SYCAMORE LOGISTICS CENTER

8593 NW 96 ST. MEDLEY, FL 33166



www.sycamorelogisticscenter.com



PALMETTO EXPRESSWAY
IMMEDIATE ACCESS

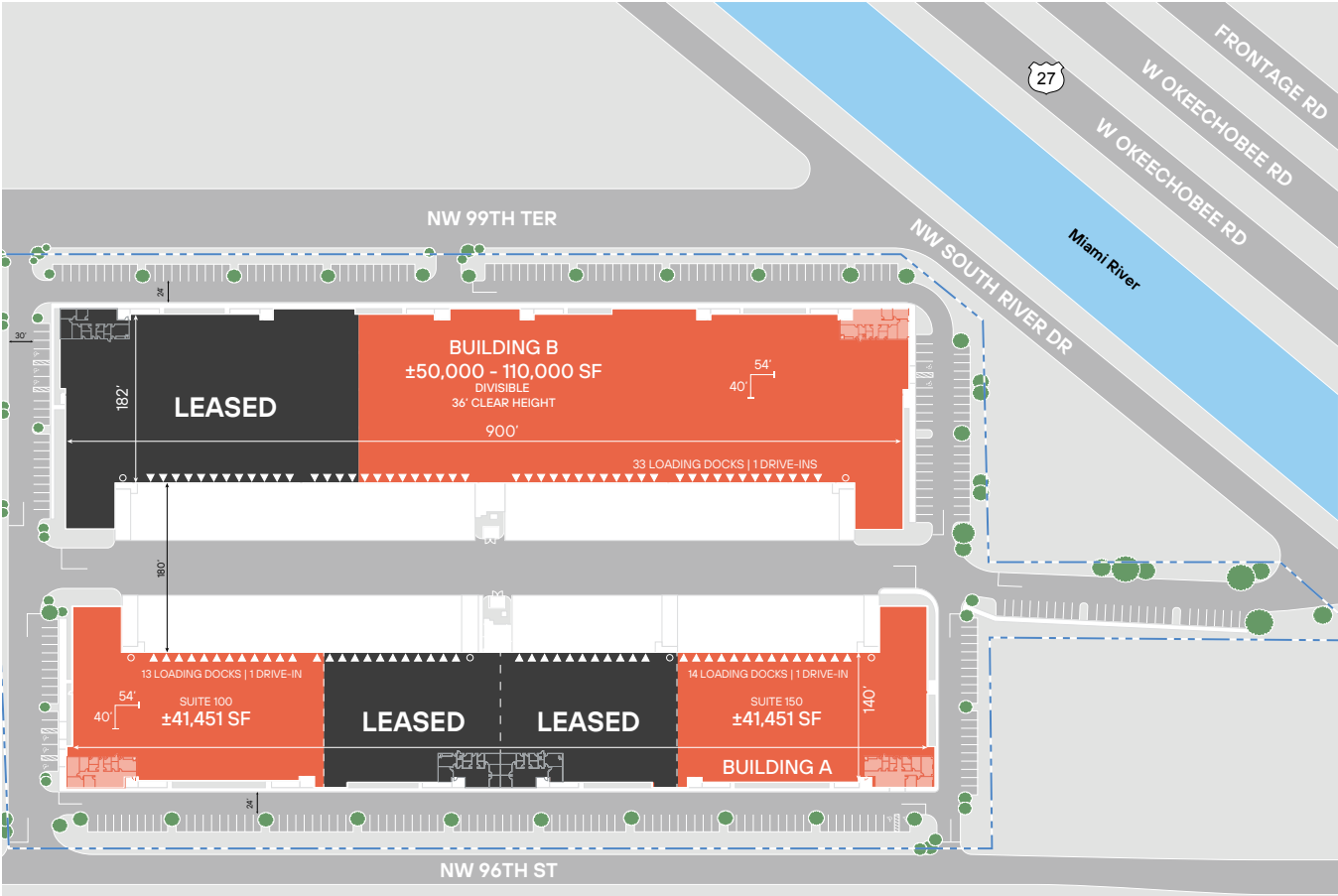
36' CLEAR
CEILING HEIGHT

IMMEDIATE
OCCUPANCY

Leasing by:

T Transwestern

SITE PLAN & SPECIFICATIONS



BUILDING A – SPEC SUITES

SUITE 100	SUITE 120	SUITE 130	SUITE 150
41,451 SF TOTAL	27,086 SF TOTAL	27,086 SF TOTAL	41,451 SF TOTAL
2,340 SF SPEC OFFICE	2,231 SF SPEC OFFICE	2,231 SF SPEC OFFICE	2,340 SF SPEC OFFICE
13 DOCK DOORS	11 DOCK DOORS	11 DOCK DOORS	14 DOCK DOORS
1 DRIVE-IN	1 DRIVE-IN	1 DRIVE-IN	1 DRIVE-IN
36' CEILING HEIGHT	36' CEILING HEIGHT	36' CEILING HEIGHT	36' CEILING HEIGHT
\$17.95/SF NNN	LEASED	LEASED	\$17.95/SF NNN

	BUILDING A	BUILDING B
ADDRESS	8593 NW 96 ST	8600 NW 99 TER
BUILDING SIZE	±137,074 SF	±173,382 SF
AVAILABLE	±41,500 SF (2 UNITS)	±50,000-110,000 SF
SPEC OFFICE	±2,340 SF	±2,344 SF
CLEAR HEIGHT	36'	36'
LOADING FORMAT	Rear Load	Rear Load
LOADING DOCKS	49 (9' X 10')	49 (9' X 10')
DRIVE-IN DOORS	4 (12' X 14')	2 (12' X 14')
TRUCK COURT DEPTH	180' (Shared)	180' (Shared)
CAR PARKING	137	161
COLUMN SPACING	54' X 40' (Typical)	54' X 40' (Typical)
SPEED BAYS	60'	60'
LIGHTING	LED	LED
SPRINKLER SYSTEM	ESFR	ESFR
ELECTRIC	2,000 AMPS	2,000 AMPS
CERTIFICATIONS	LEED GOLD	LEED GOLD

LOCAL ACCESS

DRIVING DISTANCES

OKEECHOBEE RD (US 27)

IMMEDIATE ACCESS

826 / PALMETTO EXPRESSWAY

±1 MI

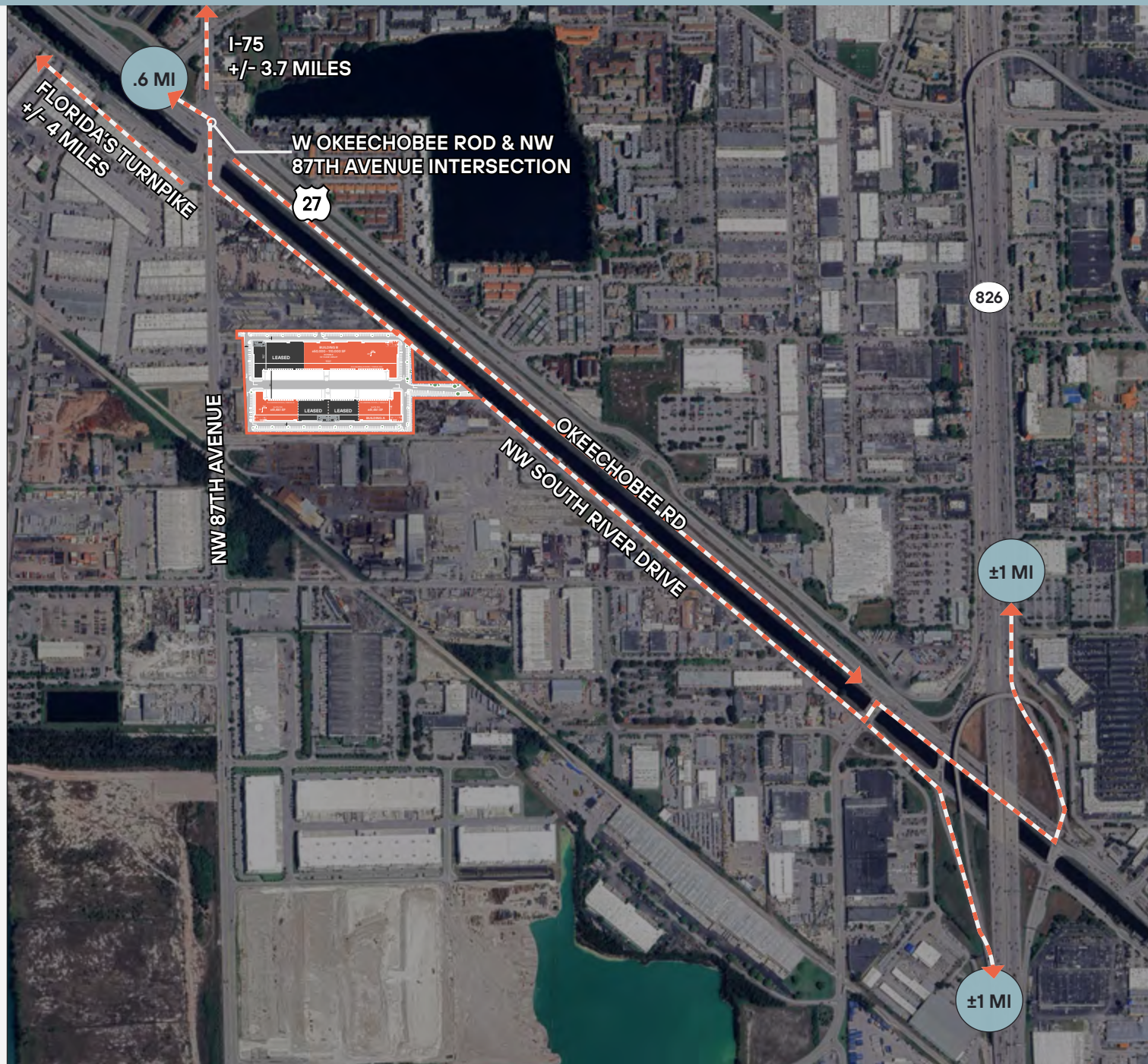
LOCAL HIGHLIGHTS

FRONTAGE OKEECHOBEE RD

40,000+ VEHICLES PER DAY

~35% OF
LABOR FORCE IS
INDUSTRIAL WORKERS

3 MILE RADIUS



DRIVING DISTANCES



OKEECHOBEE RD
±0.4 MI



PALMETTO
EXPRESSWAY
±1 MI



INTERSTATE - 75
±3.7 MI



FLORIDA'S TURNPIKE
±4 MI



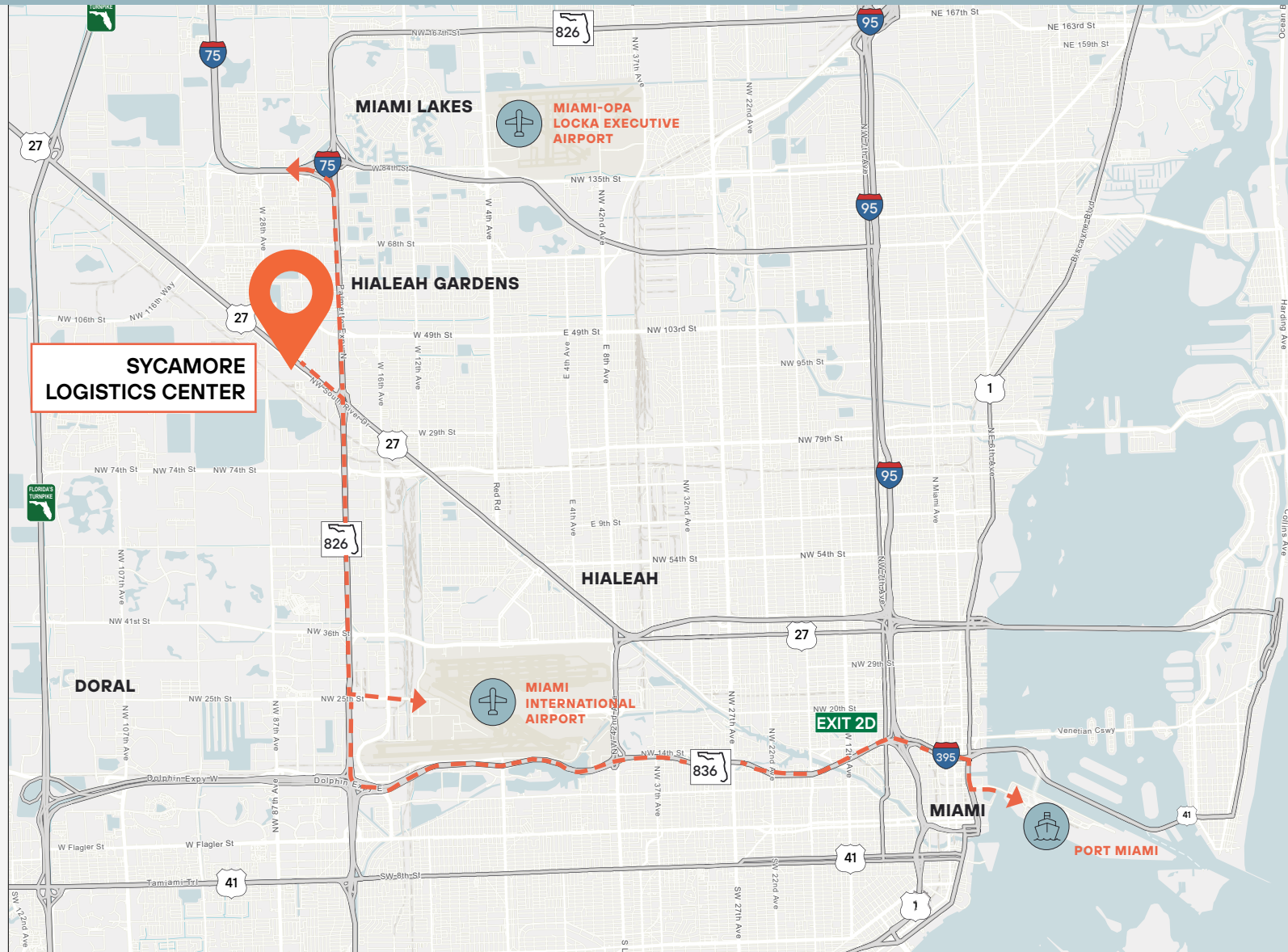
DOLPHIN
EXPRESSWAY
±6.1 MI



MIA AIRPORT
±6.1 MI



PORT MIAMI
±13.3 MI



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