

DEVELOPMENT

PALMETTO STATION

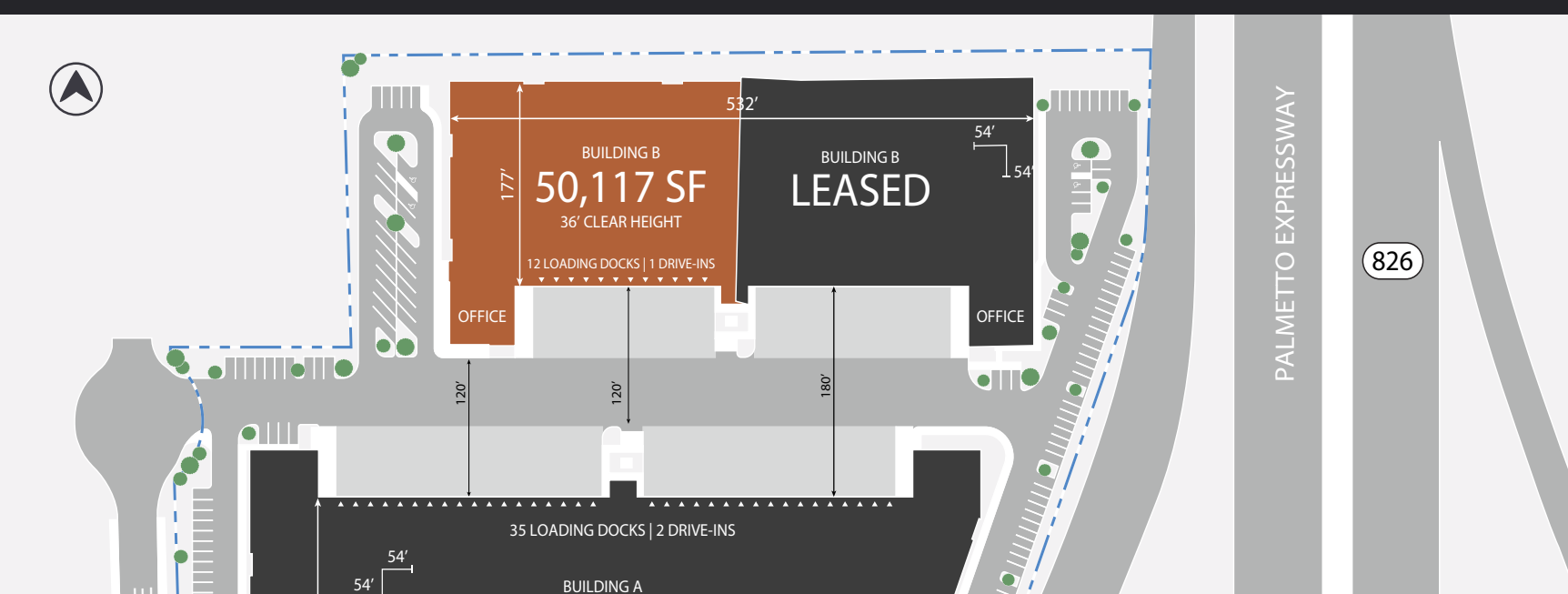
±50,117 SF

BUILDING B

FRONTAGE ON PALMETTO EXPRESSWAY



7410 NW 79th Avenue, Medley, FL

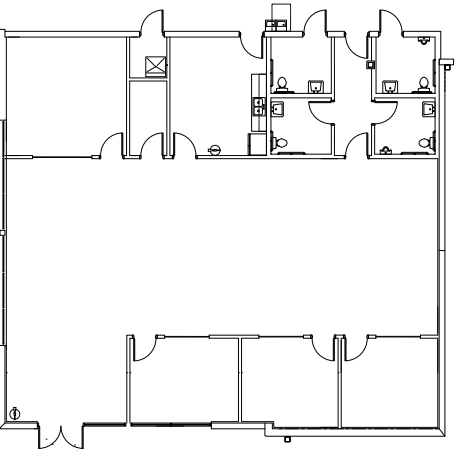


SPECIFICATIONS

Available SF	±50,117 SF
Office Total SF	±3,100 SF
Building Dimensions	177' X 532'
Speed Bay	60'
Clear Height	36'
Column Spacing	54' x 39'
Dock Doors	12 Dock High Doors (8 with pit-levelers)
Drive-Ins	1 Oversized Drive-In Ramp
Loading Format	Front-load
Truck Court Depth	180' (shared)
Power	3-phase, 480V

7410 NW 79th Avenue, Medley, FL

West Office



STRATEGICALLY LOCATED

This location in East Medley, with frontage and immediate access to the Palmetto Expressway (SR826) exit at NW 74th Street, is ideal for port and airport users, distribution, and e-commerce due to its proximity to dense population centers and accessibility via major highways and thoroughfares.

LOCAL ACCESS

SR 826

0.6 miles

US 27

1.5 miles

MIAMI INTERNATIONAL AIRPORT

3.8 miles

FLORIDA'S TURNPIKE

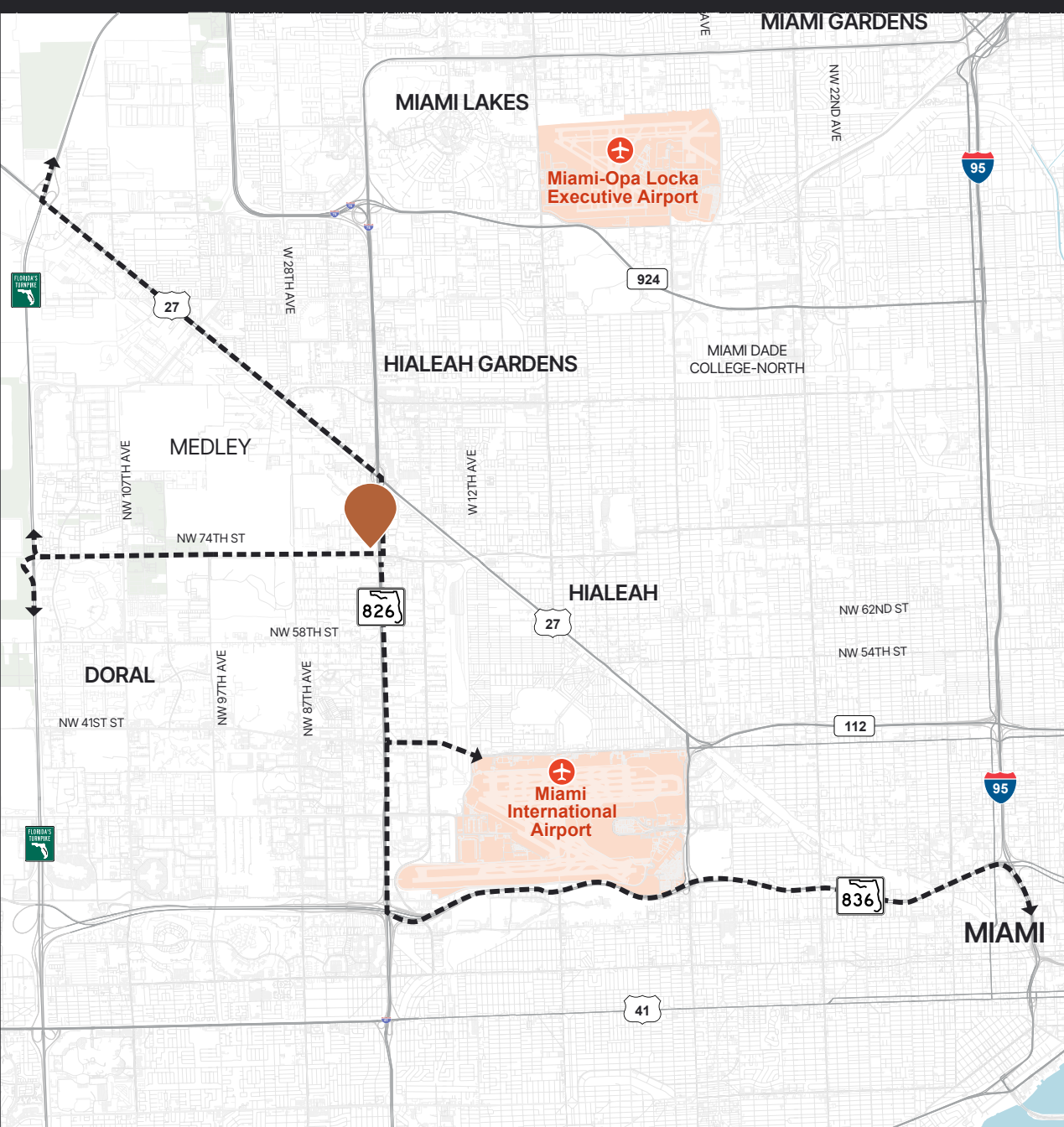
4 miles

I-95

12.5 miles

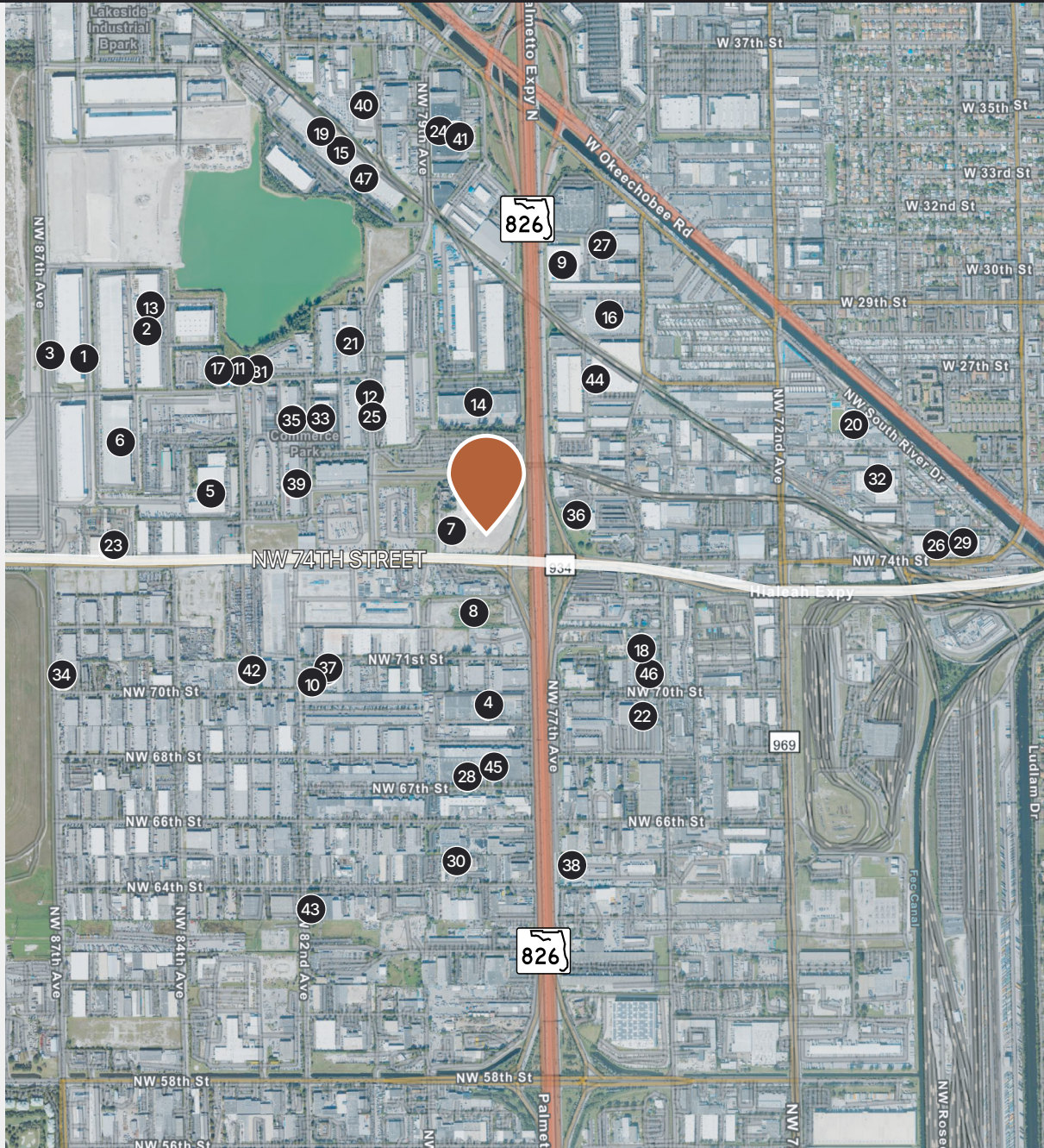
MIAMI CBD

13.5 miles



Proven location.
Neighboring tenants.

- 1. Carbel
- 2. Nestle
- 3. Carbel
- 4. The Apollo Group
- 5. Quirch Foods Co
- 6. Eco Window Systems LLC
- 7. CEVA Logistics
- 8. Parker Davis HVAC International, Inc
- 9. Del Valle Brands
- 10. Costex Corp
- 11. The Apollo Group
- 12. Vertilux
- 13. Mowi USA
- 14. Seaboard Solutions
- 15. Mel Stevenson & Associates
- 16. Summit Aerospace, Inc.
- 17. Eduardo E Lozano & CO Inc
- 18. Vesperis
- 19. Iron Mountain
- 20. Alfa Gamma Seafood Group
- 21. ClarkDietrich
- 22. ABC Supply Co., Inc.
- 23. Iron Container LLC
- 24. Tramo USA Inc.
- 25. Unity Windows
- 26. Component Overhaul Services
- 27. H S Automotive Accessories
- 28. Miami Dade Police Department
- 29. ConverPack
- 30. Heico Corporation
- 31. Unity Windows
- 32. Amigo Pallets
- 33. Miami-Dade County Fire Rescue Department
- 34. E.B. Transportation Service, Inc.
- 35. Mr. Glass Doors & Windows
- 36. Grow Generation
- 37. Concept Elevator Group
- 38. ABF Freight System Inc
- 39. Caribconex LLC
- 40. Sunbelt Rentals
- 41. Mr. Winter
- 42. Prince Distributors
- 43. Interglass
- 44. Rucker Investments
- 45. CPF Floors
- 46. Atlantic & Gulf Fishing Supply Corp.
- 47. Mr. Glass Windows & Doors



DEMOGRAPHICS

Within 5 miles radius
Source: Colliers Hydra

2025 Total Population
415,607

2025 Total Business
40,036

Median Age (5 Mile Radius)
43.6

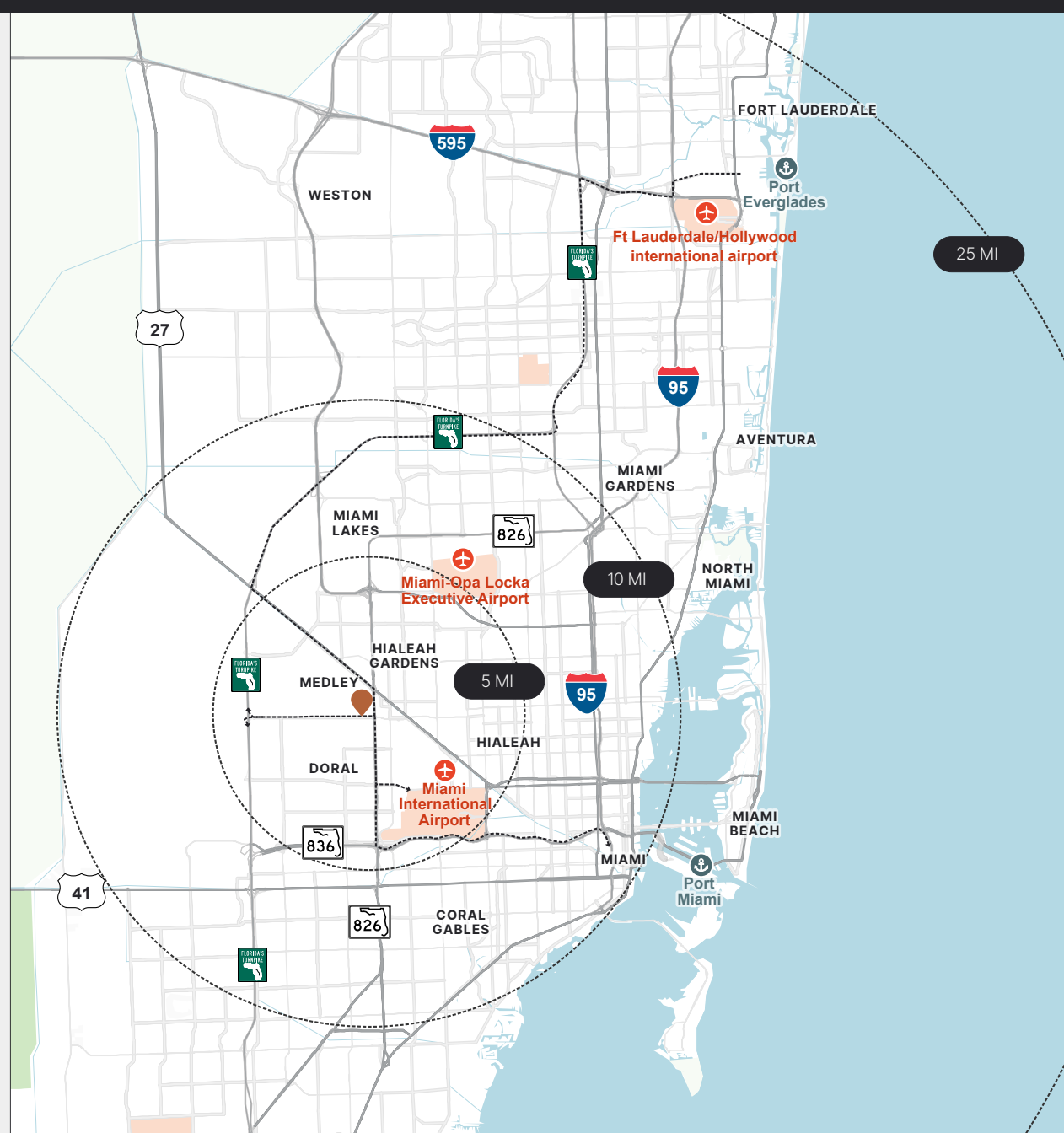
Median Household Income
\$68,845

REGIONAL ACCESS

PORT MIAMI
14 miles

**FORT LAUDERDALE /
HOLLYWOOD INTERNATIONAL
AIRPORT**
39 miles

PORT EVERGLADES
39 miles



PALMETTO STATION is a Class A development in the heart of Medley, featuring two Class A warehouse buildings totaling $\pm 250,000$ SF. With building depths of 177 to 225', the property caters to smaller occupiers as well as large distributors and logistics companies. Ultra-high ceilings at 36' clear allows for maximum cubic storage and significant cost savings. This project was designed with the local occupiers' needs in mind.

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CONTACT INFORMATION



View 3D Tour

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord.
No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.