

# INDUSTRIAL SPACE FOR LEASE

12301 NW 112TH AVENUE, MEDLEY, FL 33178

## 6,350 SF IMMEDIATELY AVAILABLE



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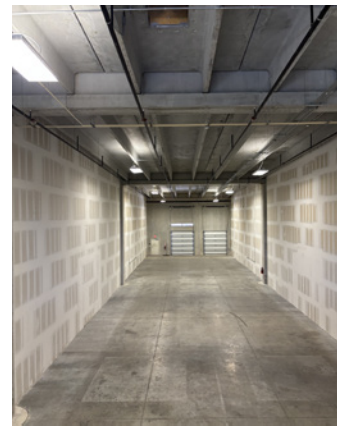


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# Listing Highlights

- Total size: 6,350 SF
- Office size: 875 SF
- Concrete Mezzanine: 875 SF
- Ceiling height: 24'
- 2 docks high doors (10'x9')
- 120' non shared truck court
- Parking: 1/ 1,000 SF
- 2 restrooms
- 3 phase electric available
- Alarm system installed
- Zoning: M1 (Light Manufacturing)
- Year built: 2020
- Available immediately
- Minimum term: 3 years
- Lease rate: Upon request



# Location Advantages

Situated within the Pan American North Business Park, the property offers excellent connectivity:

Proximity to Major Highways:

- » 0.1 miles from Florida Turnpike
- » 5 miles to SR-826 (Palmetto Expressway)
- » Approximately 12 miles to SR-836 (Dolphin Expressway)

Distance to Airports:

- » Approximately 10 miles to Miami International Airport
- » Approximately 25 miles to Fort Lauderdale-Hollywood International Airport

