



TRAJAN
COMMERCIAL REAL ESTATE

OFFERING MEMORANDUM

12601 NW 115 AVE UNIT: A-114 MEDLEY, FL 33178
FIRST INDUSTRIAL COMMERCE CENTER CONDO



**STRATEGIC MEDLEY INDUSTRIAL
OPPORTUNITY WITH IMMEDIATE
ACCESS TO SOUTH FLORIDA'S
MAJOR TRANSPORTATION
CORRIDORS**

**±11,418 SF INDUSTRIAL OFFICE
WAREHOUSE CONDOMINIUM
OFFERING PRICE: \$4,500,000**

AVAILABLE FOR SALE

INDUSTRIAL INVESTMENT OPPORTUNITY IN THE HEART OF MEDLEY



DISCLAIMER

Trajan Commercial Real Estate, Inc. ("Trajan") has been retained as exclusive real estate agent regarding the sale of 12601 NW 115 AVE UNIT: A-114, MEDLEY, FL 33178 ("Property").

This confidential Offering Memorandum was prepared by Trajan and has been reviewed by Owner. It contains selected information pertaining to the Property and does not purport to be all inclusive, nor to contain all the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors that, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

Sources of information contained within this Offering Memorandum include, but are not limited to Beacon Council, CoStar, Florida Department of Labor, and the US Census Bureau.

In this Offering Memorandum, certain documents including leases and other materials, are described in summary form and do not purport to be complete, nor necessarily accurate, descriptions of the full agreements involved, nor do they constitute a legal analysis of such document Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by Trajan or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to Owner's obligations thereunder have been satisfied or waived. Trajan CRE is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum is the property of Trajan CRE and may be used only by parties approved by Trajan CRE. The Property is privately offered and by accepting this Offering Memorandum, the party in possession hereof agrees that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Trajan CRE and Owner. The terms and conditions set forth apply to this Offering Memorandum in its entirety.

By accepting this memorandum, the recipient agrees to release Trajan and its affiliates from any claims, losses, or damages arising out of or related to the use of the information contained herein.

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www.TrajanCRE.com



(786) 432-0551



contactus@TrajanCRE.com





PROPERTY DESCRIPTION

12601 NW 115 AVE UNIT: A-114 MEDLEY, FL 33178

FUNCTIONAL INDUSTRIAL OFFICE / WAREHOUSE CONDOMINIUM AVAILABLE FOR SALE MEDLEY, FL

This ±11,418 SF industrial office / warehouse condominium is strategically located within the highly desirable Medley industrial submarket, offering an opportunity for owner-users, logistics operators, distribution companies, import/export businesses, and industrial users seeking a functional and well-positioned facility. The property features a combination warehouse space and office buildout, providing an efficient layout suitable for warehouse and office operations.

The warehouse configuration includes one (1) dock-high loading door, one (1) concrete rear ramp, rear-loaded access, 20'-22' clear ceiling height, excellent truck accessibility, and a gated industrial complex environment. Additional property features include 14 assigned parking spaces, visitor parking availability, hurricane impact-resistant glass/windows, and 3-phase heavy power consisting of 200 amps, 120/480 volts, and 4-wire electrical service.

The office area consists of a two-story buildout including approximately seven (7) offices, reception/waiting area, showroom area, conference room, kitchenette, mezzanine area, and three (3) restrooms, including one warehouse restroom and two office area restrooms.

Strategically positioned with immediate access to Florida's Turnpike, SR-826 (Palmetto Expressway), SR-27 / Okeechobee Road, and I-75, the property provides connectivity throughout Miami-Dade and Broward County. The location also offers proximity to Miami International Airport, PortMiami, and major regional distribution corridors, making the property suitable for warehousing, logistics, transportation, distribution, light manufacturing, and import/export operations.



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STRATEGIC LOCATION

FIRST INDUSTRIAL COMMERCE CENTER CONDO

12601 NW 115 AVE UNIT: A-114 is strategically located within the City of Medley, one of Miami-Dade County's premier industrial submarkets. The property benefits from immediate access to major transportation corridors, providing efficient connectivity throughout South Florida for logistics, warehousing, distribution, and industrial operations.



- **Proximity to Major Highways:** Immediate access to Florida's Turnpike, SR-826 (Palmetto Expressway), SR-27/Okeechobee Road, and I-75, providing efficient regional distribution access throughout Miami-Dade and Broward County.



- **Close to Miami International Airport:** Approximately 25 minutes from Miami International Airport, supporting domestic and international business operations, freight movement, and logistics connectivity.



- **Access to Major Seaports:** Convenient access to PortMiami and South Florida's regional distribution corridors, supporting import/export, transportation, and warehousing operations.



- **Established Industrial Subdivision:** Located within FIRST INDUSTRIAL COMMERCE CENTER CONDO in the City of Medley, one of Miami-Dade County's strongest industrial submarkets with excellent accessibility and connectivity.

STRATEGIC POSITIONING IN MEDLEY'S PREMIER INDUSTRIAL SUBMARKET
IMMEDIATE ACCESS TO SOUTH FLORIDA'S MAJOR
TRANSPORTATION CORRIDORS



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KEY PROPERTY FEATURES

12601 NW 115 AVE UNIT: A-114 MEDLEY, FL 33178



FIRST INDUSTRIAL COMMERCE CENTER CONDO

INDUSTRIAL OFFICE / WAREHOUSE CONDOMINIUM

TOTAL SIZE:		+ 11,418 Sq.Ft
ROOF:		Light-Weight R-10 Insulation Concrete a top Metal Roof Deck
LOADING DOOR:		(1) Double-Door Loading
AC:		(3) AC Units servicing office areas only
WINDOWS:		Hurricane Impact Resistant Glass
BATHROOMS:		3 (1) Warehouse (2) Office
YEAR BUILT:		2007



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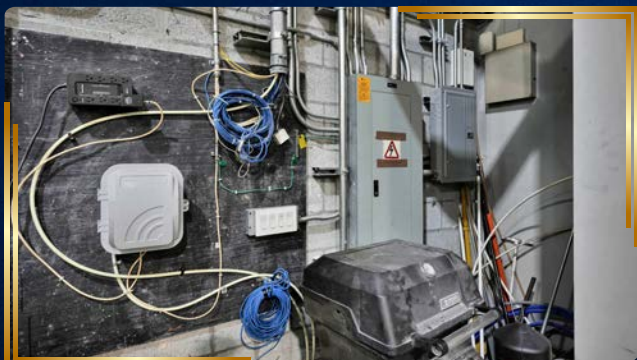
PROPERTY FEATURES

12601 NW 115 AVE UNIT: A-114 MEDLEY, FL 33178



WAREHOUSE FEATURES

- 1 Dock-High Loading Door
- 1 Concrete Rear Ramp
- Rear-Loaded Configuration
- **20'-22'** Ceiling Height



ELECTRICAL & POWER

- 200 Amps
- 120/480 Volts
- **3-Phase Power**
- 4-Wire Electrical Service



OFFICE & BUILDING FEATURES

- Two-Story Office Buildout
- Approximately **7 Offices**
- Reception Area Showroom
- Conference Room
- Kitchenette

IDEAL FOR HEAVY MANUFACTURING, DISTRIBUTION & DIVERSE INDUSTRIAL OPERATIONS

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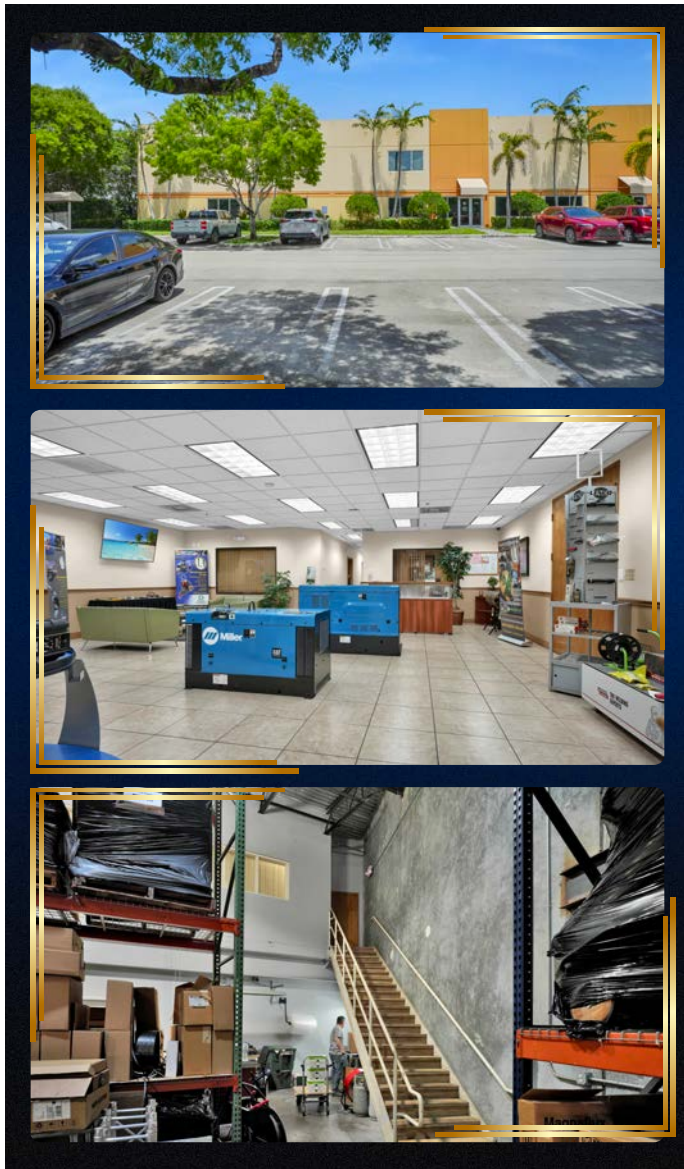
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PROPERTY FEATURES

12601 NW 115 AVE UNIT: A-114 MEDLEY, FL 33178



PARKING & ACCESS

The property includes **14 assigned** parking spaces with **additional** on-site visitor parking available. The rear-loaded configuration provides excellent truck accessibility, efficient circulation for deliveries, and convenient vehicle access throughout the industrial complex.

SECURITY & BUILDING FEATURES

The property is located within a secure gated industrial complex and features hurricane impact-resistant glass/windows, exterior signage availability, emergency lighting, and reinforced concrete tilt-wall construction designed for long-term durability and functionality.

FIRE PROTECTION & SAFETY

The facility is equipped with an ESFR sprinkler system, Type IV sprinkler protection, smoke alarms, smoke detectors, and emergency fire protection systems designed to support industrial warehouse operations.



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SALE INFO

FOR SALE

12601 NW 115 AVE UNIT: A-114 MEDLEY, FL 33178

ASKING PRICE: **\$4,500,000**

STRATEGIC MEDLEY LOCATION + FUNCTIONAL WAREHOUSE CONFIGURATION



LP \$/PSF

[\$394.11 PSF]

SUB-DIVISION

**FIRST INDUSTRIAL
COMMERCE CENTER CONDO**

ASSOCIATION
FEE

\$5,527 / Per Quarter



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FIRST INDUSTRIAL COMMERCE CENTER

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WHAT DOES THE ASSOCIATION FEE COVERS?

COVERED BY THE ASSOCIATION FEE:

-  **Trash / Waste Services**
-  **Master Property Insurance Policy**
-  **Flood Insurance Coverage**
-  **Roof Coverage & Exterior Building Protection**
-  **Exterior Walls & Building Common Elements**
-  **Landscaping & Common Area Maintenance**
-  **Parking Areas & Common Area Upkeep**

MONTHLY ASSOCIATION FEE: \$1,842/MONTH



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NOT COVERED BY THE ASSOCIATION FEE:

The Tenant will be responsible for the following Utilities & Services:

-  **Water Service:** Water account must be established directly with the Town of Medley Water & Sewer Department. Water consumption is expected to remain relatively low, depending on business use, primarily servicing bathrooms and kitchenette areas.
-  **Electric Service (FPL)**
-  **Internet** / Telecommunications
-  **Optional Alarm & Security Monitoring Services**

MONTHLY ASSOCIATION FEE: \$1,842/MONTH

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ASSOCIATION CONTACT INFO & APPROVAL PROCESS



Approval Process:

Prospective buyers must undergo approval from both the association and the board of directors.
Application fee payable to: CAM Brokerage & Management LLC / CAM International Real Estate Inv. Svcs.

Usage Restrictions:

Businesses involving hazardous chemical products may require approval.
Mechanic work (oil changes, painting) may be restricted.
Commercial upholstery and laundry services may require approval.
All uses must comply with the association By-Laws & Rules & Regulations.

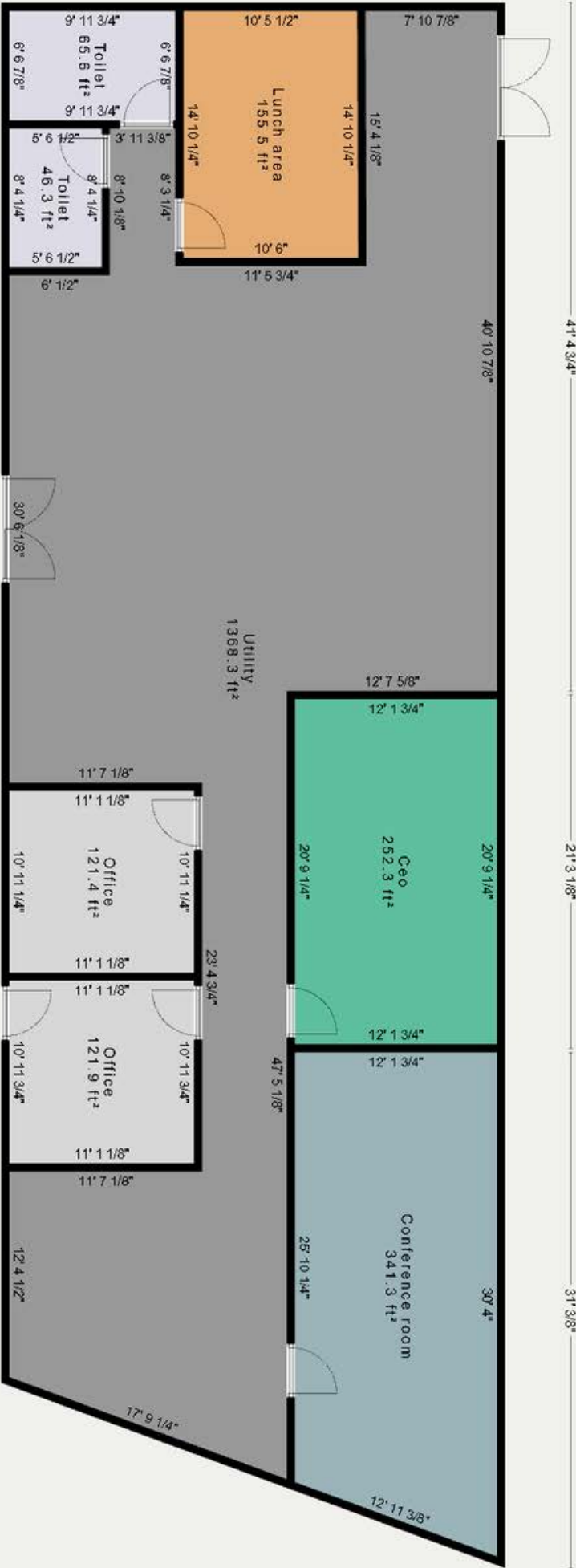
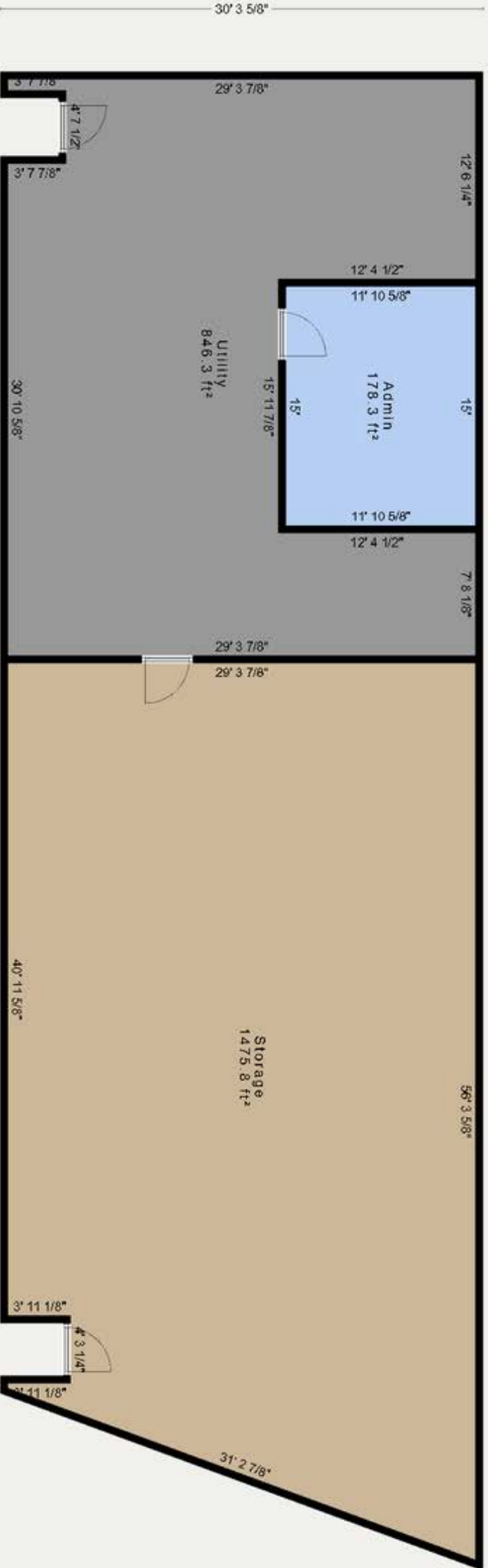


Association Contact Information
Manager: Felix Murillo
Phone: (305) 302-8503
Office: (786) 814-5150
Email: fmurillo@camreservices.com



CONTACT US

FLOOR PLAN

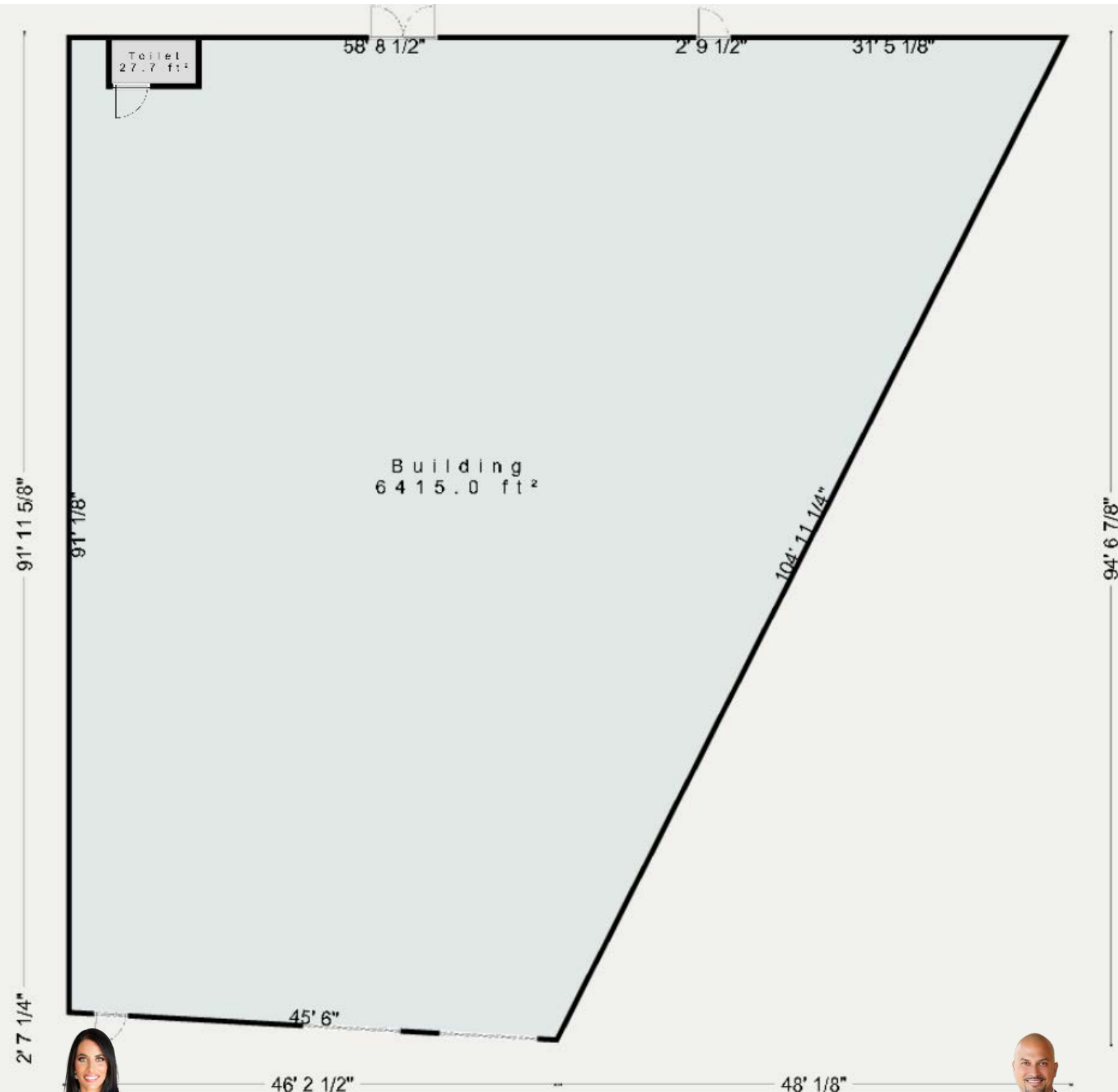


FLOOR PLAN

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WAREHOUSE AREA PHOTOS

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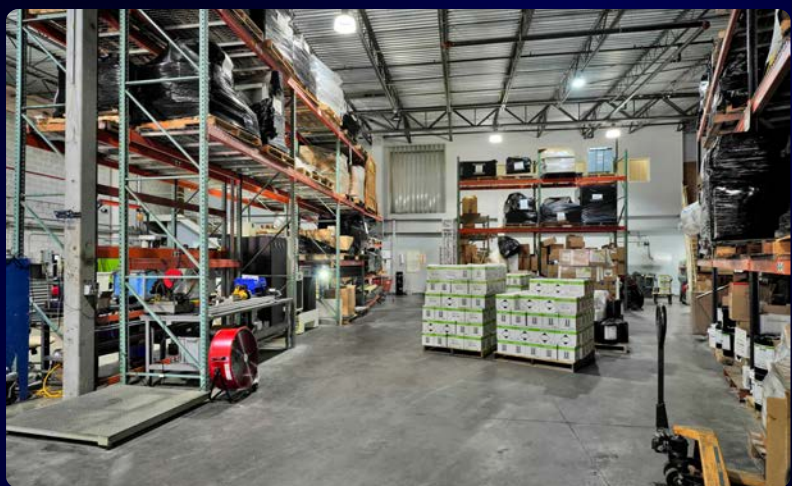
1 DOCK-HIGH LOADING DOOR



CEILING HEIGHT: 20'-22'



REAR-LOADED ACCESS CONFIGURATION



1 WAREHOUSE RESTROOM



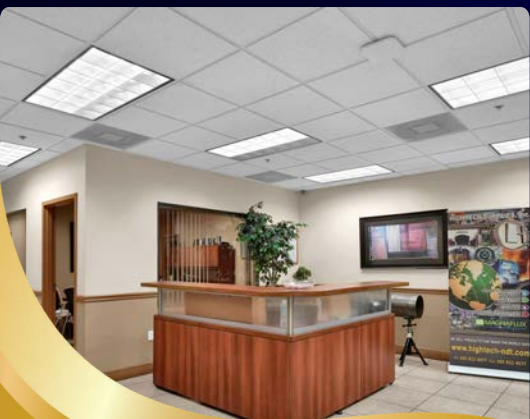


OFFICE AREA PHOTOS

12601 NW 115 AVE UNIT: A-114 MEDLEY, FL 33178



Office, & Other Spaces: This area includes a reception/waiting area, seven (7) private offices, a showroom or open workspace, a kitchenette/break area, and two (2) restrooms (men's and women's). All office spaces are under central air conditioning.





PROPERTY AERIALS & LOCATION

12601 NW 115 AVE UNIT: A-114 MEDLEY, FL 33178

PARKING: 14 ASSIGNED SPACES + VISITOR PARKING AVAILABLE



 **LOCATION:** From Florida's Turnpike North, take the Okeechobee Road exit toward NW 126 Street. FIRST INDUSTRIAL PARK OF COMMERCE will be located on the left-hand side.



SUITABLE BUSINESS USES FOR THIS ADAPTABLE OFFICE/WAREHOUSE

12601 NW 115 AVE UNIT: A-114, MEDLEY, FL 33178

Versatile Commercial Space at 12601 NW 115 Ave. Unit A-114, Medley, FL 33178 Ideal for Manufacturing, Logistics, Trades, Professional Services, and Medical/Tech Businesses



- **Wholesale & Supply Operations:** A great fit for industrial suppliers, equipment distributors, and bulk storage businesses.

- **Logistics and Freight Forwarding:** Companies in logistics or freight forwarding can take advantage of the accessible location, warehouse space, and office area for operations management.



- **Building Material Suppliers:** Storage and distribution of construction materials such as lumber, flooring, tile, plumbing supplies, or electrical products.



- **Construction and Trade Services:** General contractors, plumbers, electricians, and other trade professionals can benefit from a functional warehouse for tools and material storage, with office space ideal for project coordination and client meetings.



- **Warehousing & Storage:** Used to store inventory, equipment, materials, furniture, or commercial goods.

Please note that certain restrictions may apply, and businesses that involve hazardous chemicals that could contaminate the soil will not be permitted. Additionally, the association will not accept automotive businesses, such as mechanics, body shops, or related activities, as well as dance studios, gyms, after-school programs, and similar uses.

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SHOWING INSTRUCTIONS

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Please provide a minimum of 48 hours' advance notice for any property showings to ensure we can accommodate you accordingly.

To request a showing, please send an email to brokers assistant Mary@TrajanCRE.com and/or text (786) 432-0551. When reaching out, kindly include the following details in your message:

- Type of business you or your client is planning to operate, as the property is within an association with specific use restrictions.
- Whether you are a direct buyer/business owner looking for a space or a realtor representing a client.

Providing this information in advance will help us facilitate the process more efficiently.

We look forward to working with you!

Thank You!

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