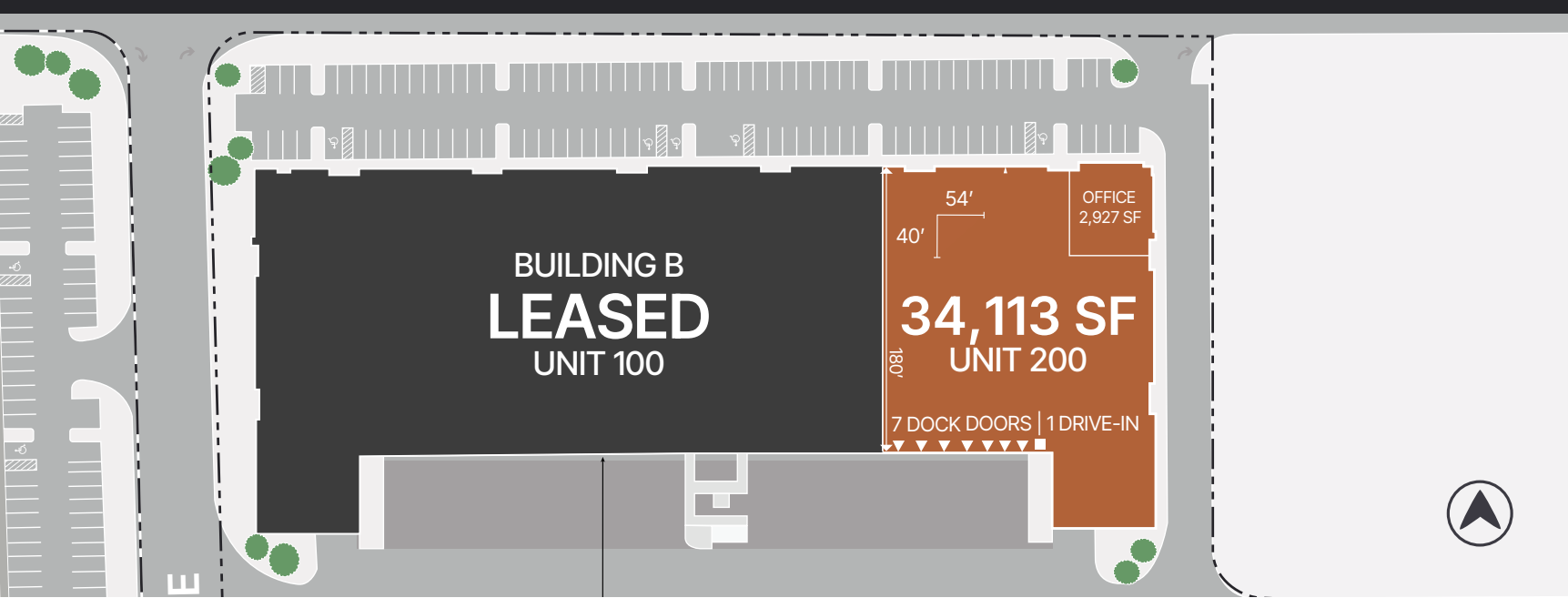


DEVELOPMENT

PALMETTO 74

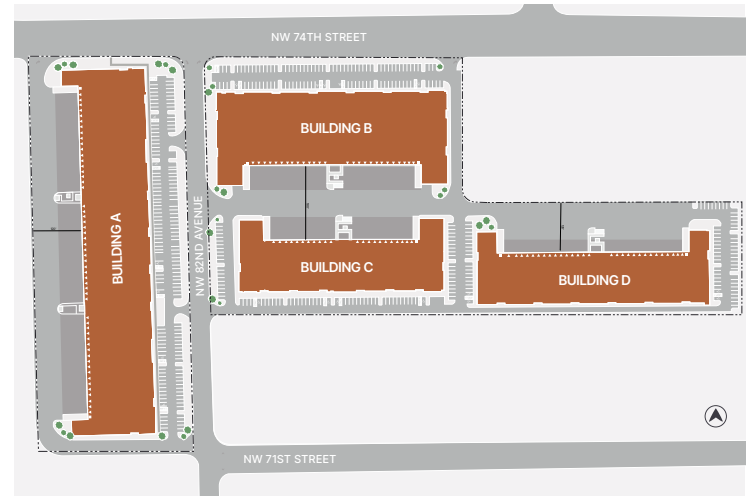
±34,000 SF
BUILDING B





BUILDING B SPECIFICATIONS

Available SF	±34,113 SF
Office Total SF	±2,927 SF
Building Dimensions	562' X 180'
Speed Bay	60'
Clear Height	36'
Column Spacing	40' X 54'
Dock Doors	7
Drive-Ins	1
Loading Format	Rear-load
Truck Court Depth	180' (Shared)
Car Spaces	34
Power	3-phase, 480V



STRATEGICALLY LOCATED

This location in South Medley, immediately off the Palmetto Expressway (SR826) 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

1 mile

US 27

1.7 miles

MIAMI INTERNATIONAL AIRPORT

3.8 miles

FLORIDA'S TURNPIKE

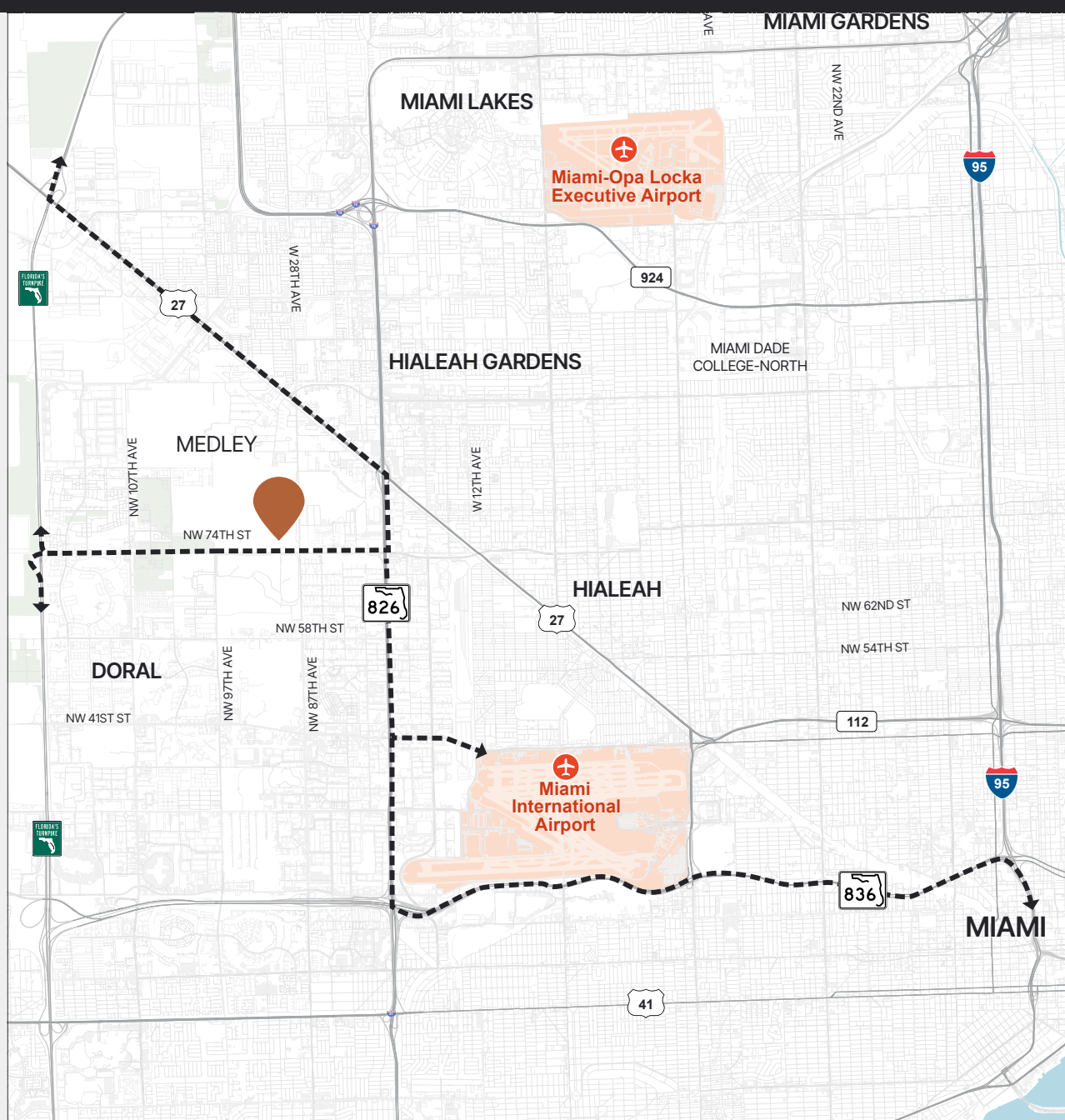
4 miles

I-95

12.5 miles

MIAMI CBD

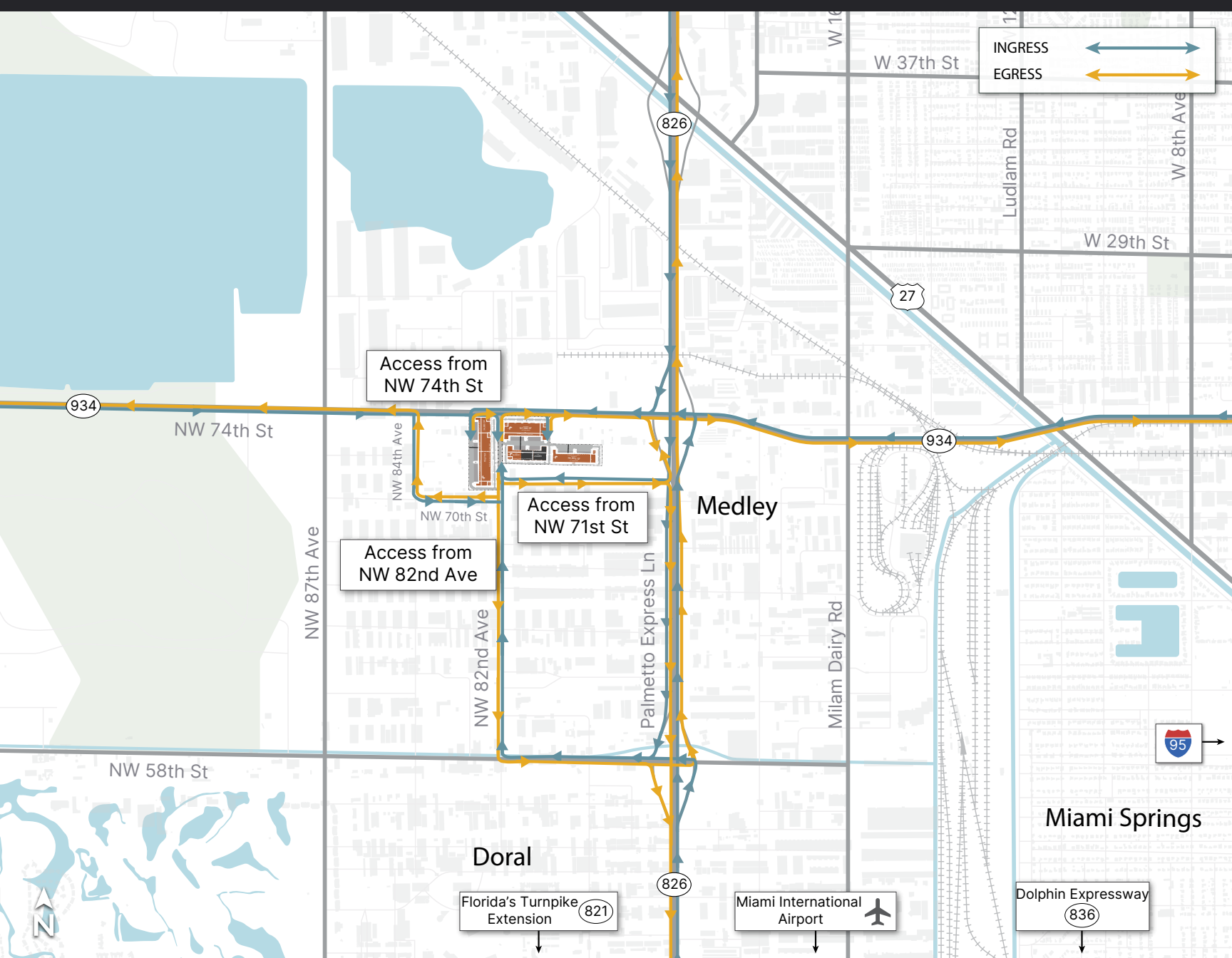
13.5 miles





PALMETTO 74 is a Class A+ property designed with logistics efficiency in mind. It offers essential operational infrastructure for mission-critical enterprises, including close proximity to the main highways serving the Miami market to

minimize downtime and traffic congestion. The property's connectivity enables rapid access to PortMiami, MIA Airport, and Doral. Palmetto 74 delivers a significant logistical advantage with unmatched connectivity.



AMENITIES NEARBY

RESTAURANTS

1. Baires Grill
2. Bombay Darbar
3. Barra Vieja
4. Bulla Gastrobar
5. Crema Gourmet
6. Gusto RistoBar
7. Las Vegas Cuban Cuisine (2)
8. Mister O1 Extraordinary Pizza
9. Negroni
10. Pisco y Nazca Ceviche Gastrobar
11. Pura Vida
12. Robeks Fresh Juices & Smoothies
13. Spiked Rich Nitrogen Ice Cream
14. Sports Grill
15. The Doral Yard
16. Sweet Paris Crêperie & Café

SERVICES

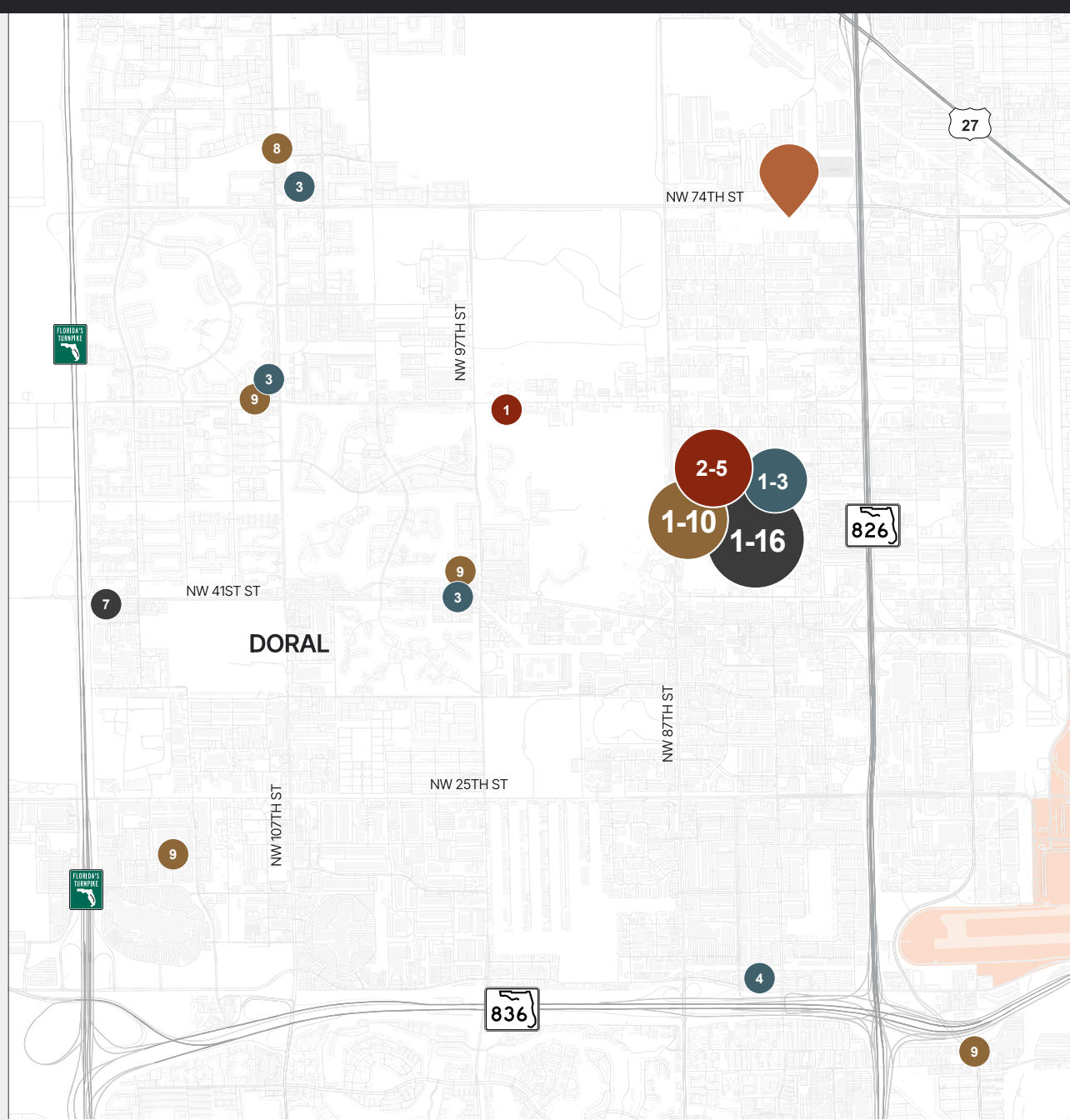
1. AT&T Store
2. First American Bank
3. Fortune International Realty
4. Hand & Stone Massage and Facial Spa
5. MD Public Library
6. OXXO Care Cleaners
7. Tabacon Cigars and Spirits
8. The Spot Barbershop (2)
9. The UPS Store (5)
10. Woof Gang Bakery & Grooming

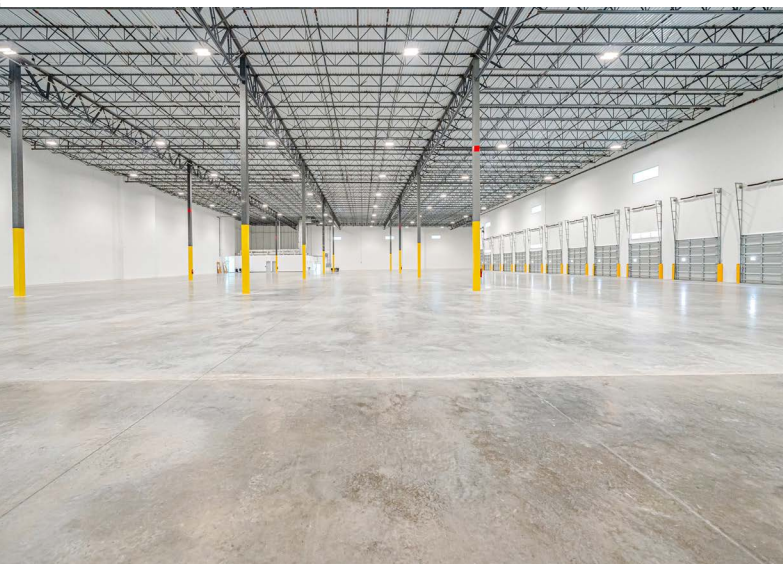
SHOPS

1. Doral Orchids Florals & Events
2. SoleFly
3. Publix Super Market (4)
4. Mega Wine & Spirits

WELLNESS

1. Baptist Health Hospital
2. Sage Dental of Downtown Doral
3. Muse Beauty Salon
4. South Miami OB-GYN Associates
5. SWEAT440 Fitness Doral





DEMOGRAPHICS

Within 5 miles radius

2024 Total Population

415,426

2024 Total Business

40,632

Median Age (1-5 Mile Radius)

44.1

Median Household Income

\$67,075

REGIONAL ACCESS

PORT MIAMI

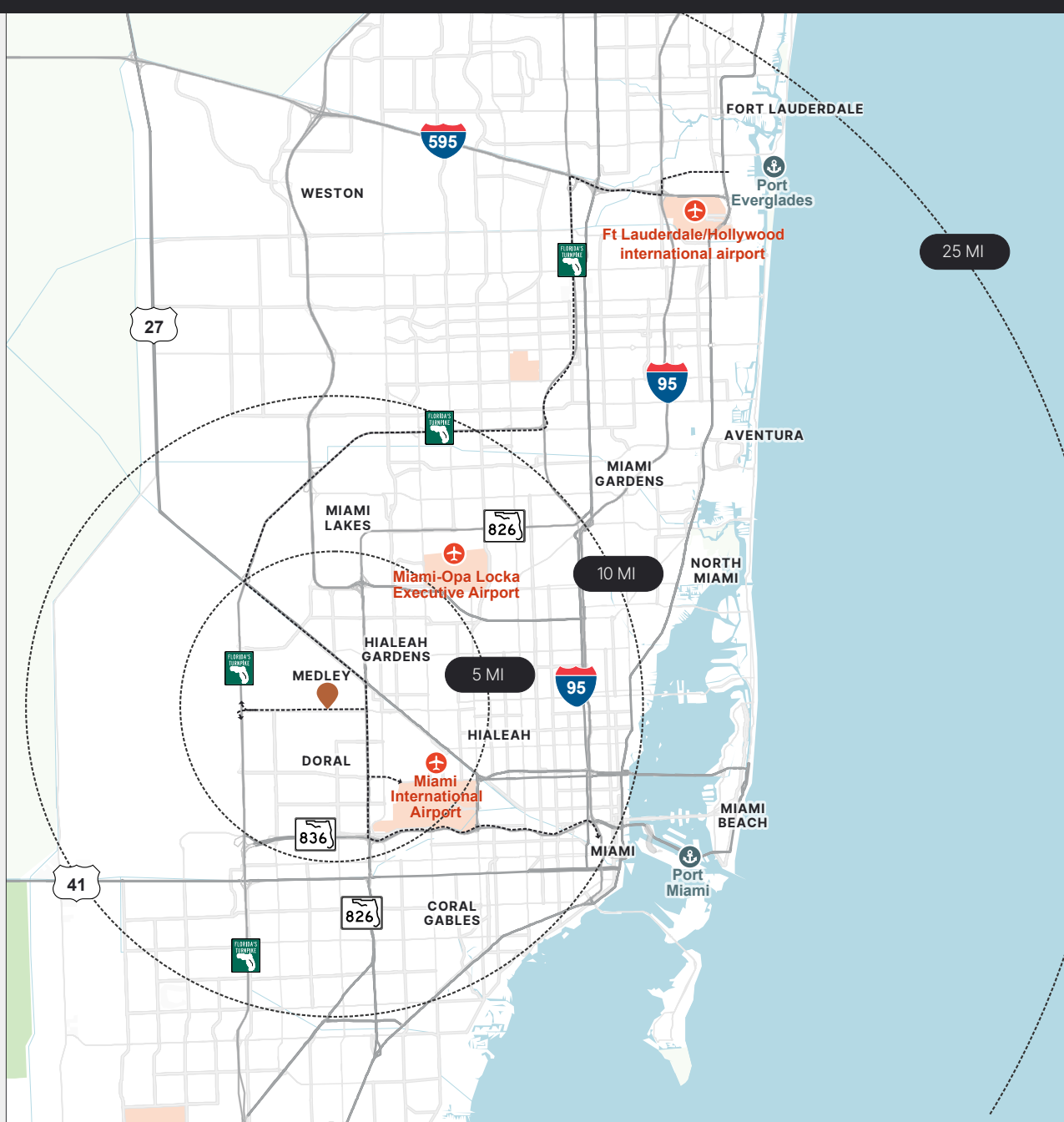
14 miles

FT LAUDERDALE / HOLLYWOOD INTERNATIONAL AIRPORT

39 miles

PORT EVERGLADES

39 miles





PALMETTO 74 offers brand new warehouse space from $\pm 25,000$ – $\pm 150,000$ SF. The park features four Class A+ buildings ranging in size and depth for maximum flexibility to accommodate the most stringent demands of today's Logistics and Supply Chain users. With a loading ratio of four dock doors per bay and 32' to 36' clear ceiling heights, the project is designed to maximize cubic storage while reducing overall costs.

This location in South Medley, immediately off the Palmetto Expressway (SR826) 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.

CONTACT INFORMATION



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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.