



THE HYPE GROUP
THE REAL ESTATE COMPANY

FOR LEASE

15,000 **SQUARE FEET**
INDUSTRIAL



DOCK-HEIGHT READY

7361 NW 78TH ST

MEDLEY FL 33166

OWNED & OPERATED BY:

WREV

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01 / PROPERTY OVERVIEW

INDUSTRIAL SCALE, DOCK-HEIGHT READY.

15,000 SF of turnkey distribution space in Lower Medley – dock-height loading, sufficient clearance for 53' trailer turnaround, a 6,000 SF mezzanine, and a built-in office suite with kitchenette and bathrooms.

The building sits one mile from the Palmetto, 5.4 miles from MIA cargo, and 12 miles from PortMiami. Spacious ceiling height, signage opportunities on the building exterior, and immediate occupancy.

Configured for logistics, distribution, light manufacturing, and e-commerce operations. Move-in ready with no buildout required.

PROPERTY HIGHLIGHTS

- 15,000 SF total floor area
- 6,000 SF mezzanine
- Dock-height loading doors
- 53' trailer docking & turnaround
- Spacious ceiling height
- Built-in office, kitchenette, bathrooms
- Building signage opportunities
- Turnkey-ready

BUILT FOR

Logistics + 3PL · Distribution + Wholesale · Freight + Import / Export · Light Manufacturing · E-Commerce Fulfillment

ASKING RATE

\$9.00

Per SF / Year · NNN

AVAILABLE SF

15,000

+ 6,000 SF mezzanine

LOADING

Dock

53' trailer capable

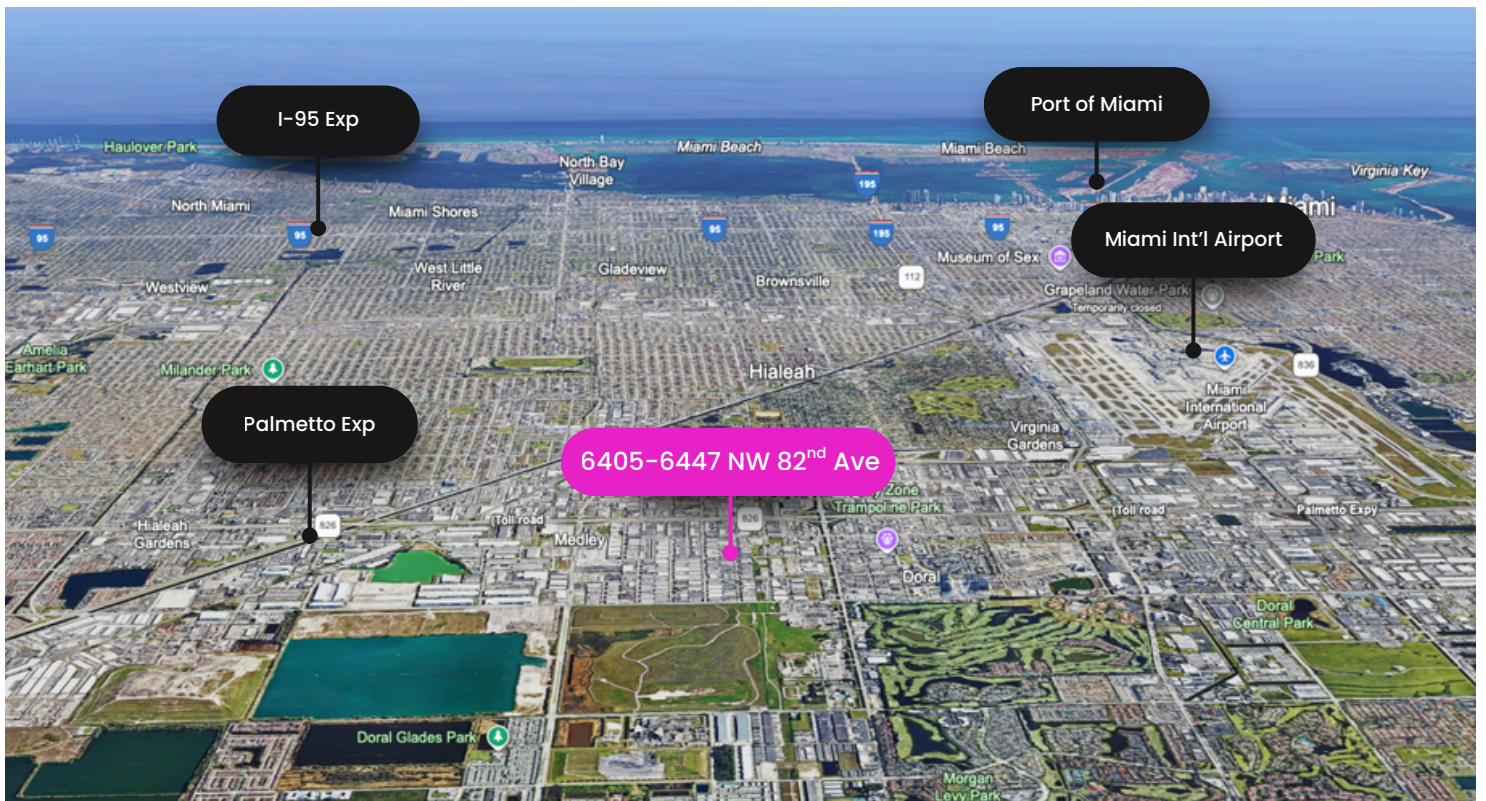
02 / SPACE PHOTOS

OPEN SHELL, READY TO LOAD.



03 / CENTRAL ADVANTAGE

LOWER MEDLEY. MINUTES FROM EVERYTHING.



<p>1 mi TOPALMETTO EXP</p>	<p>5.4 mi AIRPORT</p>	<p>8.8 mi TO I-95 EXPRESS</p>	<p>12 mi</p>
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- Prime Lower Medley location in one of Miami's most active industrial hubs
- Under 5.5 miles from MIA cargo operations
- Heavy industrial submarket with deep distribution/3PL presence
- Minutes from SR-826, Florida's Turnpike, and I-95
- Surrounded by Medley, Doral, and Hialeah business districts
- Truck-friendly network with direct expressway connectivity

04 / LEASING CONTACTS

LET'S TALK ABOUT THIS SPACE.

LISTING BROKER

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