

FOR SALE: Class A Warehouse/Distribution Building

±64,261 SF with ±3.16 acres of additional land

SELLER FINANCING AVAILABLE



11300 NW 131st Street - Medley, FL 33178

- **Total Space:** ±64,261 SF
- **Office:** ±6,078 SF
- **Loading:** 16 dock-high positions, 1 ramp
- **Ceiling Height:** ±28' clear
- **Zoning:** IU-3, Heavy Industrial
Town of Medley
- **Additional Land:** ±3.16 acres
(additional land asking price: \$2,611,740)
- **Asking Price:** \$7,068,710 for building
(additional land not included in asking price)

T TRANSWESTERN®
LICENSED REAL ESTATE BROKER
201 S. Biscayne Boulevard, Suite 1210
Miami, FL 33131

Walter O. Byrd
Managing Director
305.808.7825
walter.byrd@transwestern.net

Ben Eisenberg
Managing Director
305.808.7826
ben.eisenberg@transwestern.net

Thomas Kresse
Vice President
305.808.7827
thomas.kresse@transwestern.net

Excellent Access to the Florida Turnpike, Okeechobee Road and I-75



- Tilt wall construction
- Hurricane shutters
- Back-up generator
- Column spacing: 35' X 36'
- Fully-fenced truck courtyard
- ±60 parking spaces
- Metal halide lighting
- Building depth: ±200'



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