

# FOR LEASE

## SYCAMORE LOGISTICS CENTER

8593 NW 96 ST. MEDLEY, FL 33166



[www.sycamorelogisticscenter.com](http://www.sycamorelogisticscenter.com)



826 PALMETTO EXPRESSWAY

27 OKEECHOBEE RD

**BUILDING A**  
±27,000 SF (1 Unit)  
±41,500 SF (2 Units)

**BUILDING B**  
±50,000-173,000 SF



**PALMETTO EXPRESSWAY**  
IMMEDIATE ACCESS

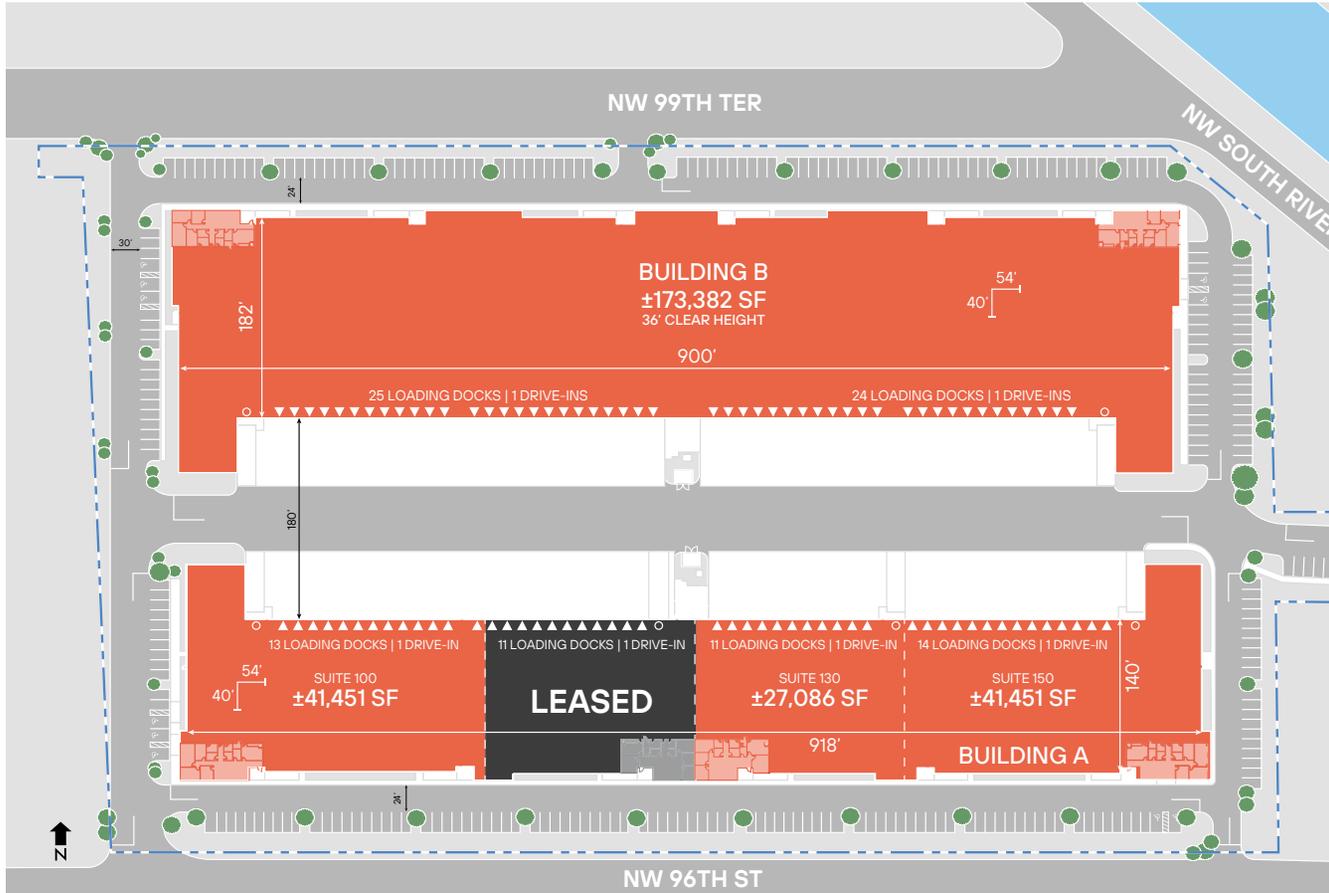
**36' CLEAR**  
CEILING HEIGHT

**IMMEDIATE**  
**OCCUPANCY**

Leasing by:



# SITE PLAN & SPECIFICATIONS



	BUILDING A	BUILDING B
<b>ADDRESS</b>	8593 NW 96 ST	8600 NW 99 TER
<b>BUILDING SIZE</b>	±137,074 SF	±173,382 SF
<b>AVAILABLE</b>	±27,000 SF (1 UNIT) ±41,500 SF (2 UNITS)	±50,000-173,382 SF
<b>SPEC OFFICE</b>	±2,340 SF	±2,344 SF
<b>CLEAR HEIGHT</b>	36'	36'
<b>LOADING FORMAT</b>	Rear Load	Rear Load
<b>LOADING DOCKS</b>	49 (9' X 10')	49 (9' X 10')
<b>DRIVE-IN DOORS</b>	4 (12' X 14')	2 (12' X 14')
<b>TRUCK COURT DEPTH</b>	180' (Shared)	180' (Shared)
<b>CAR PARKING</b>	137	161
<b>COLUMN SPACING</b>	54' X 40' (Typical)	54' X 40' (Typical)
<b>SPEED BAYS</b>	60'	60'
<b>LIGHTING</b>	LED	LED
<b>SPRINKLER SYSTEM</b>	ESFR	ESFR
<b>ELECTRIC</b>	2,000 AMPS	2,000 AMPS
<b>CERTIFICATIONS</b>	LEED GOLD	LEED GOLD

## BUILDING A – SPEC SUITES

SUITE 100	SUITE 120	SUITE 130	SUITE 150
41,451 SF TOTAL	27,086 SF TOTAL	27,086 SF TOTAL	41,451 SF TOTAL
2,340 SF SPEC OFFICE	2,231 SF SPEC OFFICE	2,231 SF SPEC OFFICE	2,340 SF SPEC OFFICE
13 DOCK DOORS	11 DOCK DOORS	11 DOCK DOORS	14 DOCK DOORS
1 DRIVE-IN	1 DRIVE-IN	1 DRIVE-IN	1 DRIVE-IN
36' CEILING HEIGHT	36' CEILING HEIGHT	36' CEILING HEIGHT	36' CEILING HEIGHT
\$17.95/SF NNN	LEASED	\$18.25/SF NNN	\$17.95/SF NNN

## LOCAL ACCESS

### DRIVING DISTANCES

## OKEECHOBEE RD (US 27)

IMMEDIATE ACCESS

## 826 / PALMETTO EXPRESSWAY

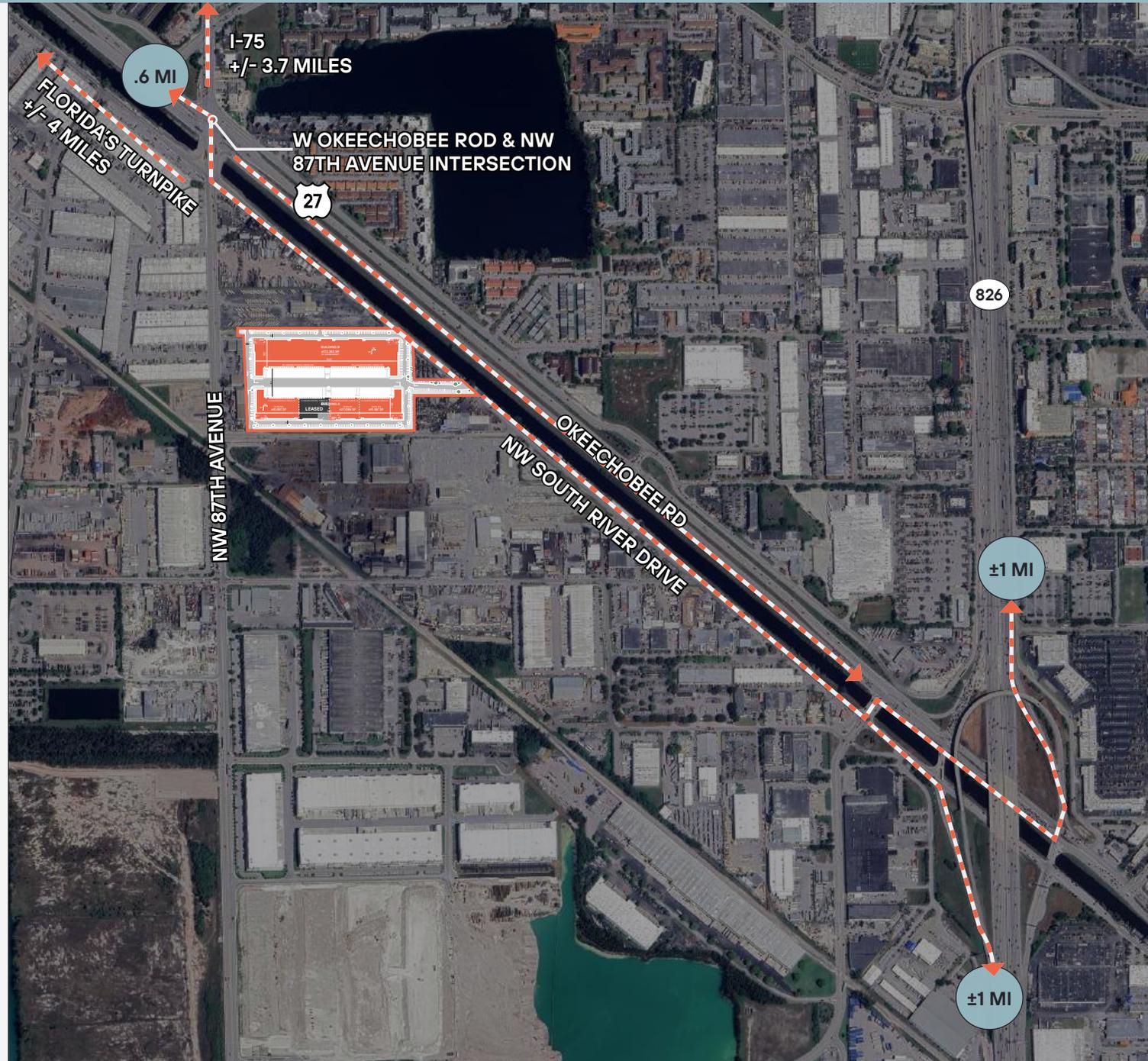
±1 MI

### LOCAL HIGHLIGHTS

**FRONTAGE**  
**OKEECHOBEE RD**  
40,000+ VEHICLES PER DAY

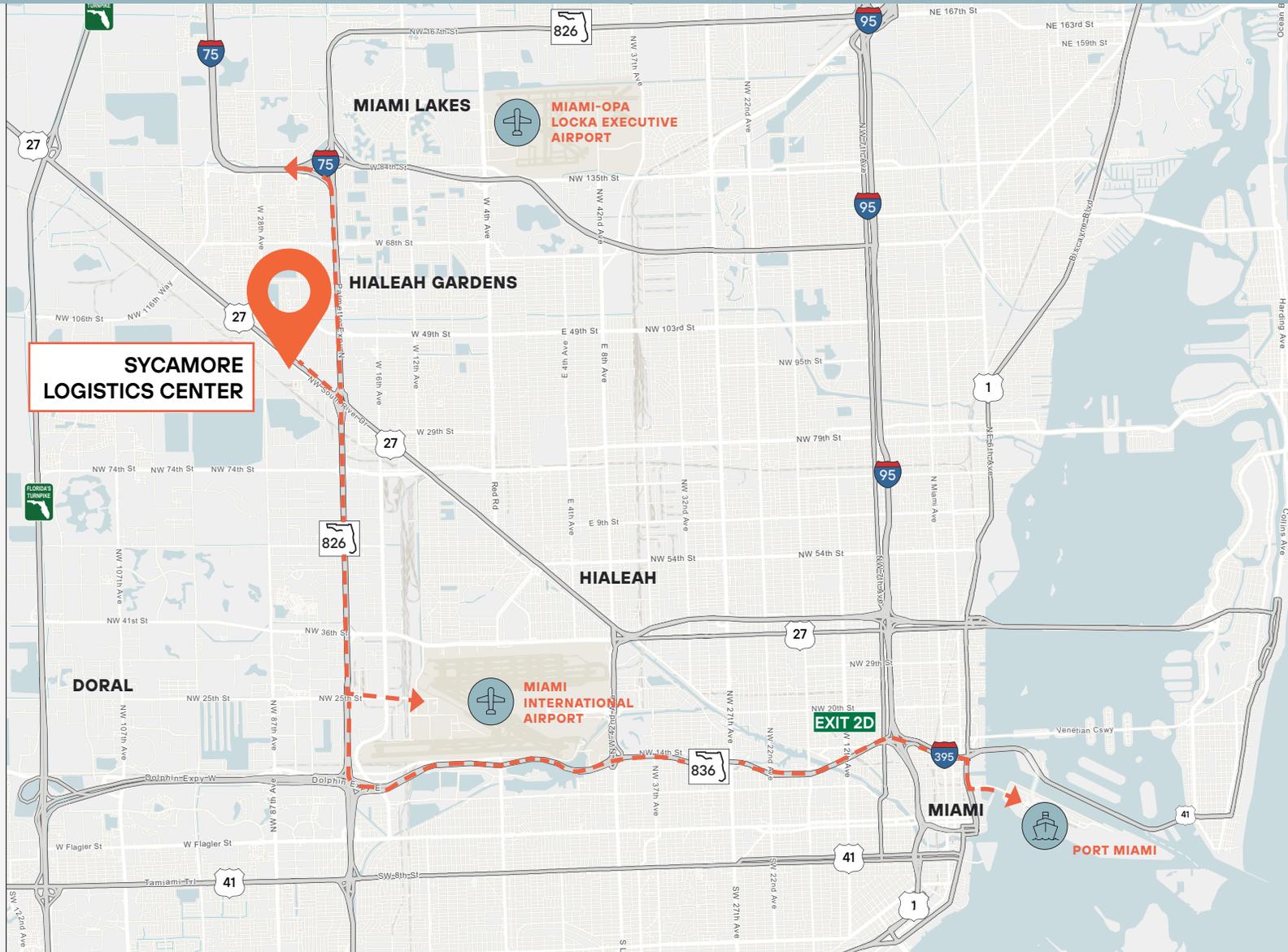
**~35% OF**  
**LABOR FORCE IS**  
**INDUSTRIAL WORKERS**

3 MILE RADIUS



## DRIVING DISTANCES

- 
OKEECHOBEE RD  
±0.4 MI
- 
PALMETTO EXPRESSWAY  
±1 MI
- 
INTERSTATE - 75  
±3.7 MI
- 
FLORIDA'S TURNPIKE  
±4 MI
- 
DOLPHIN EXPRESSWAY  
±6.1 MI
- 
MIA AIRPORT  
±6.1 MI
- 
PORT MIAMI  
±13.3 MI



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