

FOR LEASE

SYCAMORE LOGISTICS CENTER

8593 NW 96 ST. MEDLEY, FL 33166



www.sycamorelogisticscenter.com



BUILDING B
±50,000-173,000 SF

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



PALMETTO EXPRESSWAY
IMMEDIATE ACCESS

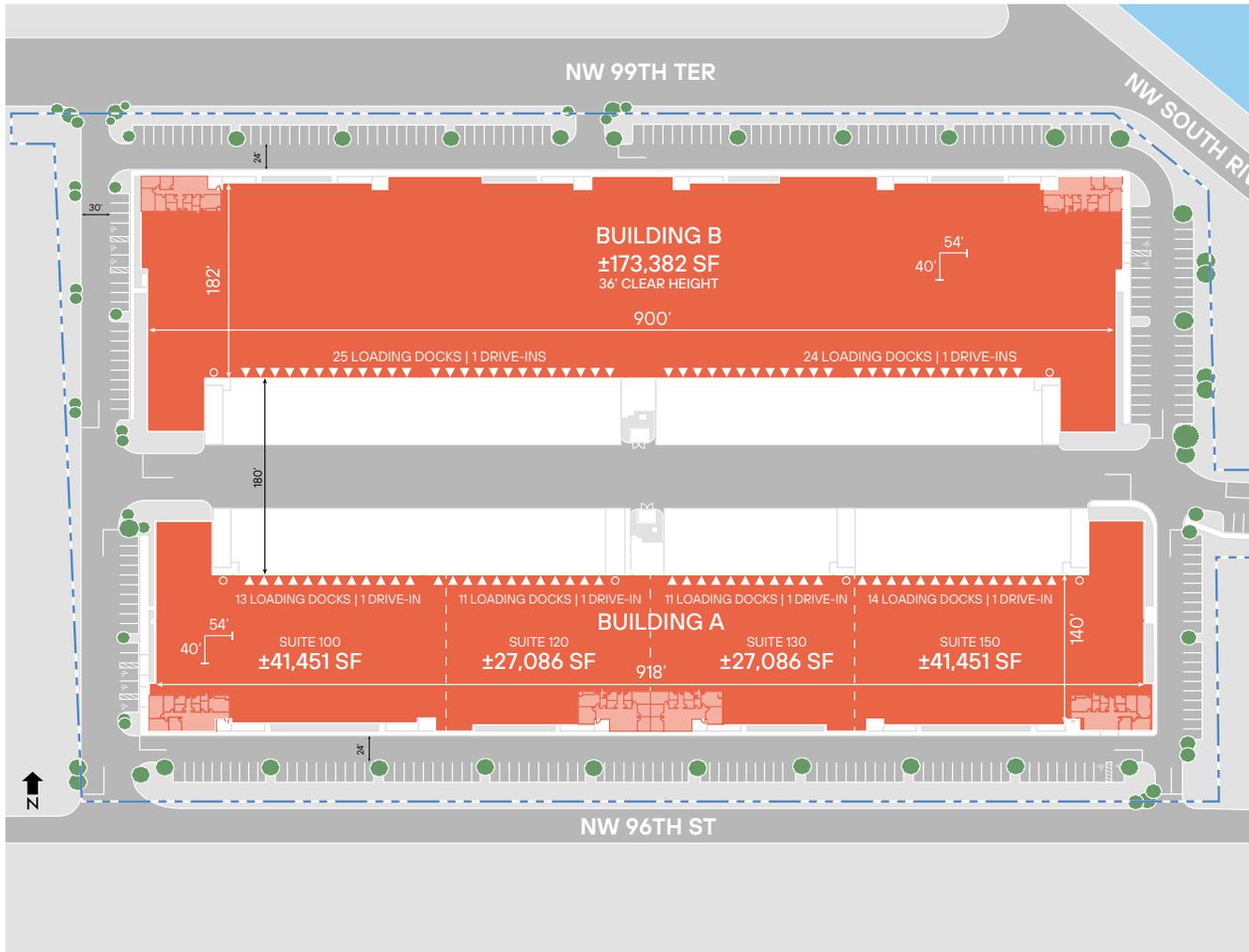
36' CLEAR
CEILING HEIGHT

IMMEDIATE
OCCUPANCY

Leasing by:

Transwestern

SITE PLAN & SPECIFICATIONS



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

BUILDING A – SPEC SUITES

SUITE 100

41,451 SF TOTAL
2,340 SF SPEC OFFICE
13 DOCK DOORS
1 DRIVE-IN

SUITE 120

27,086 SF TOTAL
2,231 SF SPEC OFFICE
11 DOCK DOORS
1 DRIVE-IN

SUITE 130

27,086 SF TOTAL
2,231 SF SPEC OFFICE
11 DOCK DOORS
1 DRIVE-IN

SUITE 150

41,451 SF TOTAL
2,340 SF SPEC OFFICE
14 DOCK DOORS
1 DRIVE-IN

LOCAL ACCESS

DRIVING DISTANCES

OKEECHOBEE RD (US 27)

IMMEDIATE ACCESS

826 / PALMETTO EXPRESSWAY

±1 MI

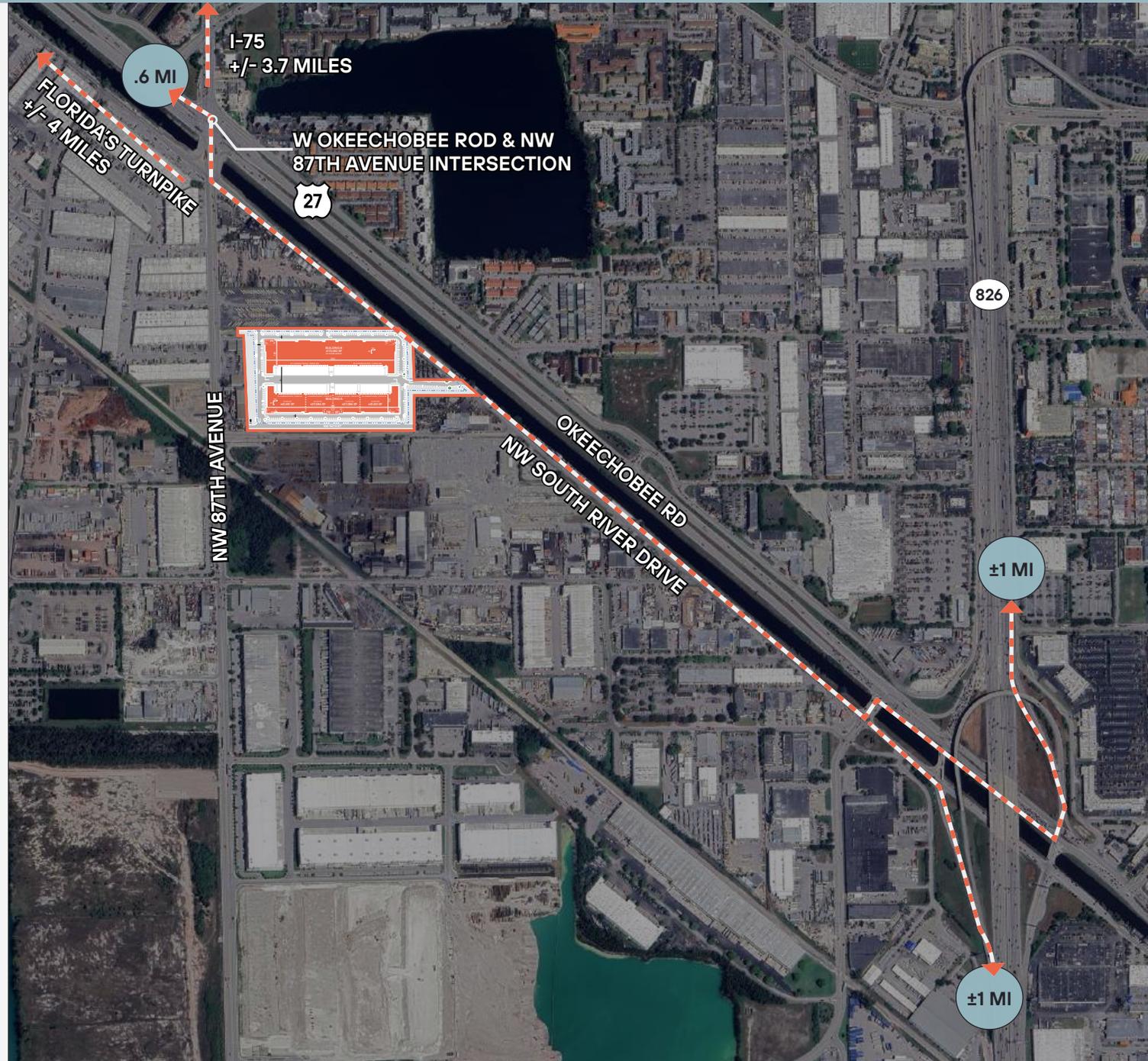
LOCAL HIGHLIGHTS

FRONTAGE OKEECHOBEE RD

40,000+ VEHICLES PER DAY

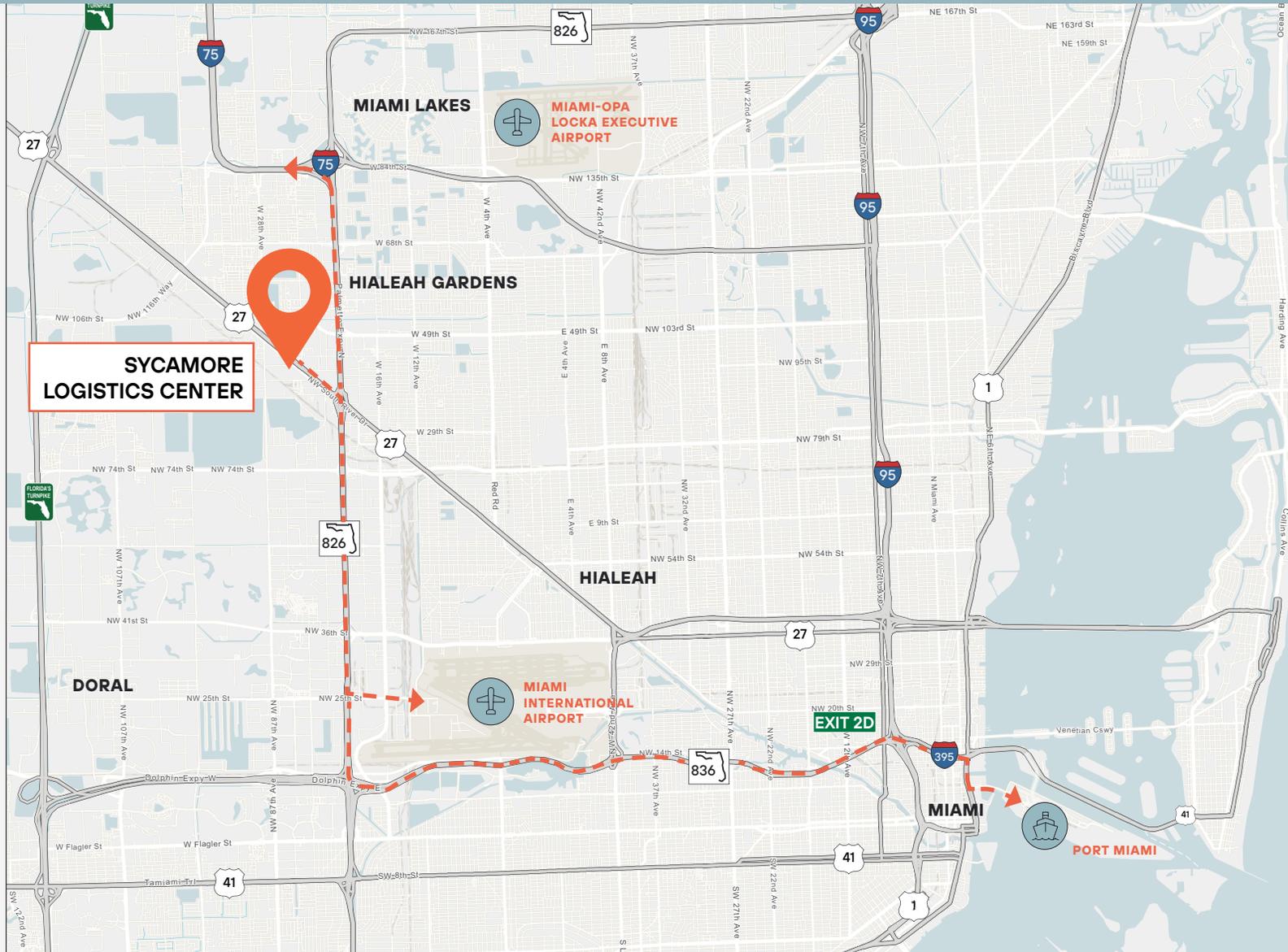
~35% OF
LABOR FORCE IS
INDUSTRIAL WORKERS

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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