

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 (1 Unit)
±41,500 SF (2 Units)



PALMETTO EXPRESSWAY
IMMEDIATE ACCESS

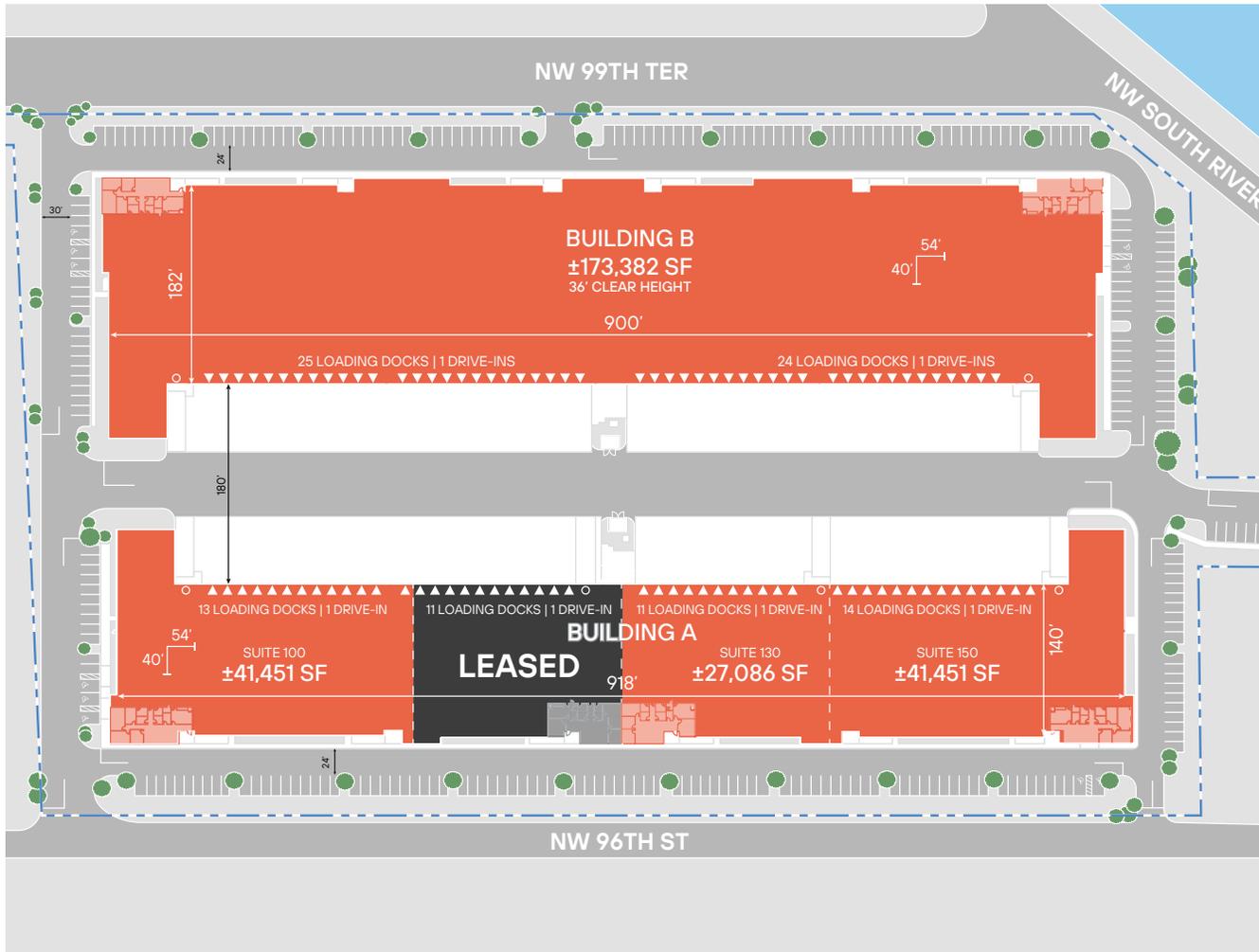
36' CLEAR
CEILING HEIGHT

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 (1 UNIT) ±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 (LEASED)

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

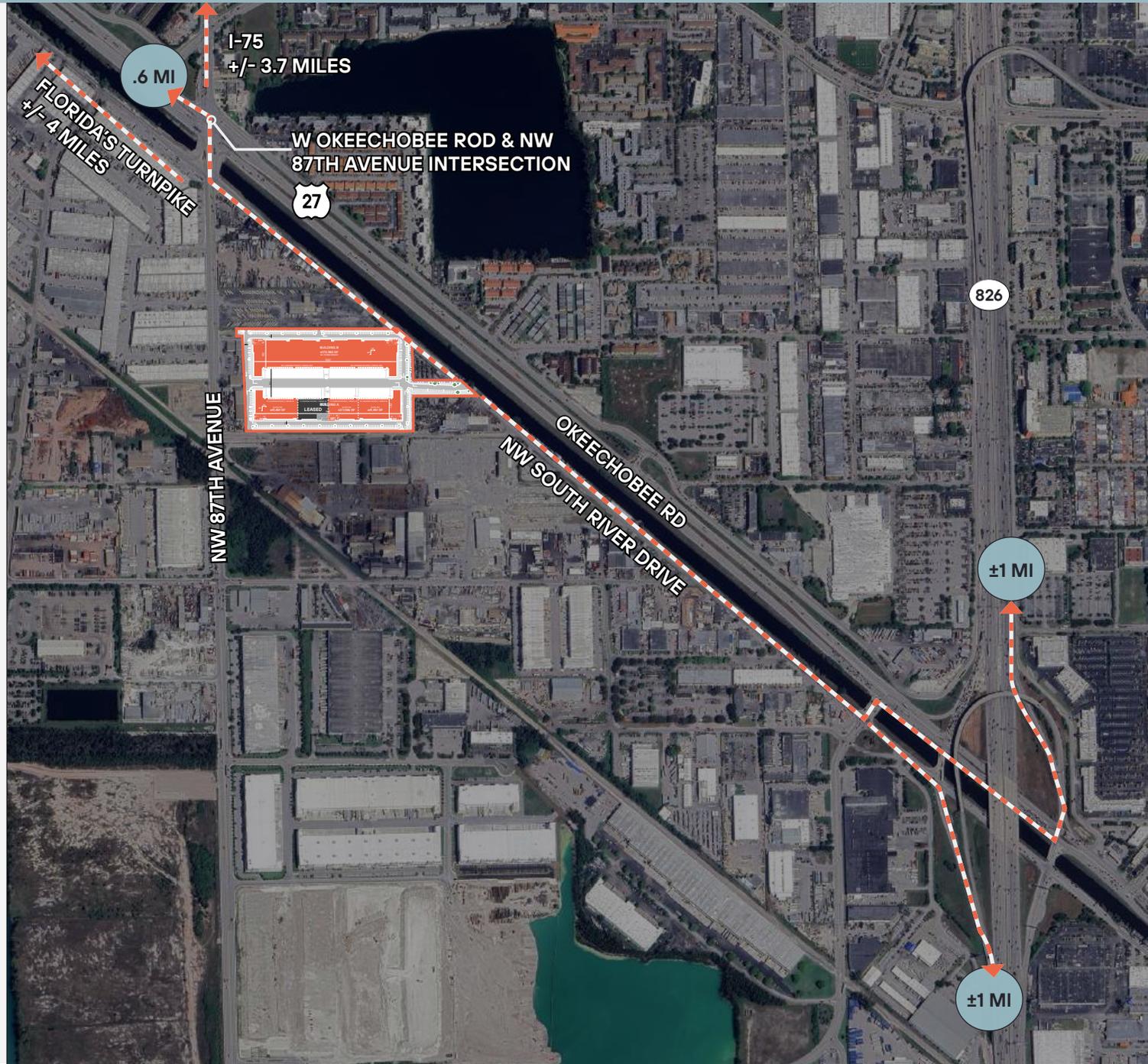
±1 MI

LOCAL HIGHLIGHTS

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

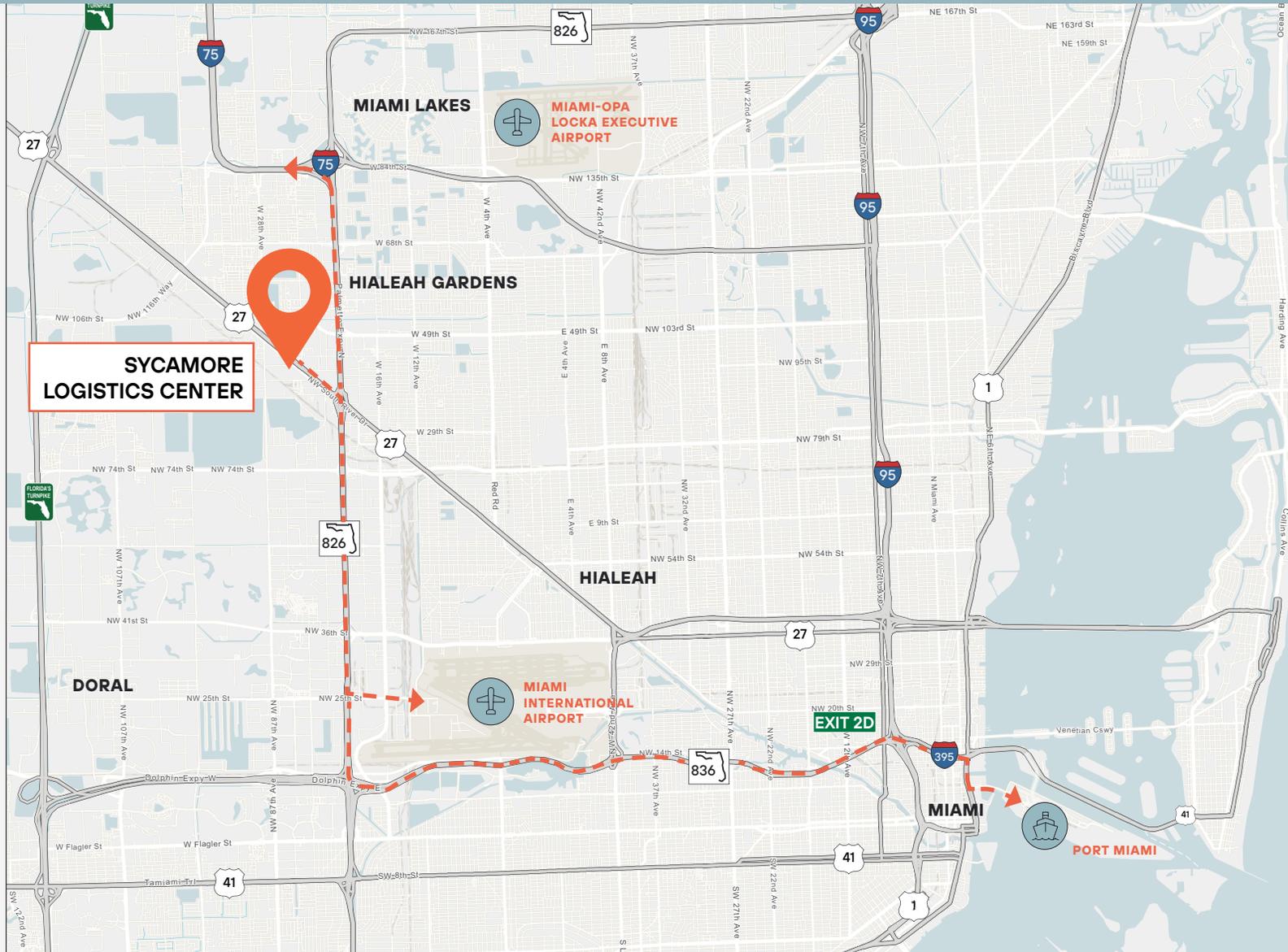
**~35% OF
LABOR FORCE IS
INDUSTRIAL WORKERS**

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



Leasing by:



CARLOS GAVIRIA
SENIOR VICE PRESIDENT
305.808.7313
carlos.gaviria@transwestern.com

WALTER BYRD
EXECUTIVE MANAGING DIRECTOR
305.808.7825
walter.byrd@transwestern.com

BEN EISENBERG
EXECUTIVE MANAGING DIRECTOR
305.808.7826
ben.eisenberg@transwestern.com

THOMAS KRESSE
EXECUTIVE MANAGING DIRECTOR
305.808.7827
thomas.kresse@transwestern.com



Transwestern Commercial Services Florida, LLC | 2 Alhambra Plaza | Suite 1030 | Miami, FL 33134 | www.transwestern.com

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