

# FOR LEASE

## SYCAMORE LOGISTICS CENTER

8593 NW 96 ST. MEDLEY, FL 33166



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



**PALMETTO EXPRESSWAY**  
IMMEDIATE ACCESS

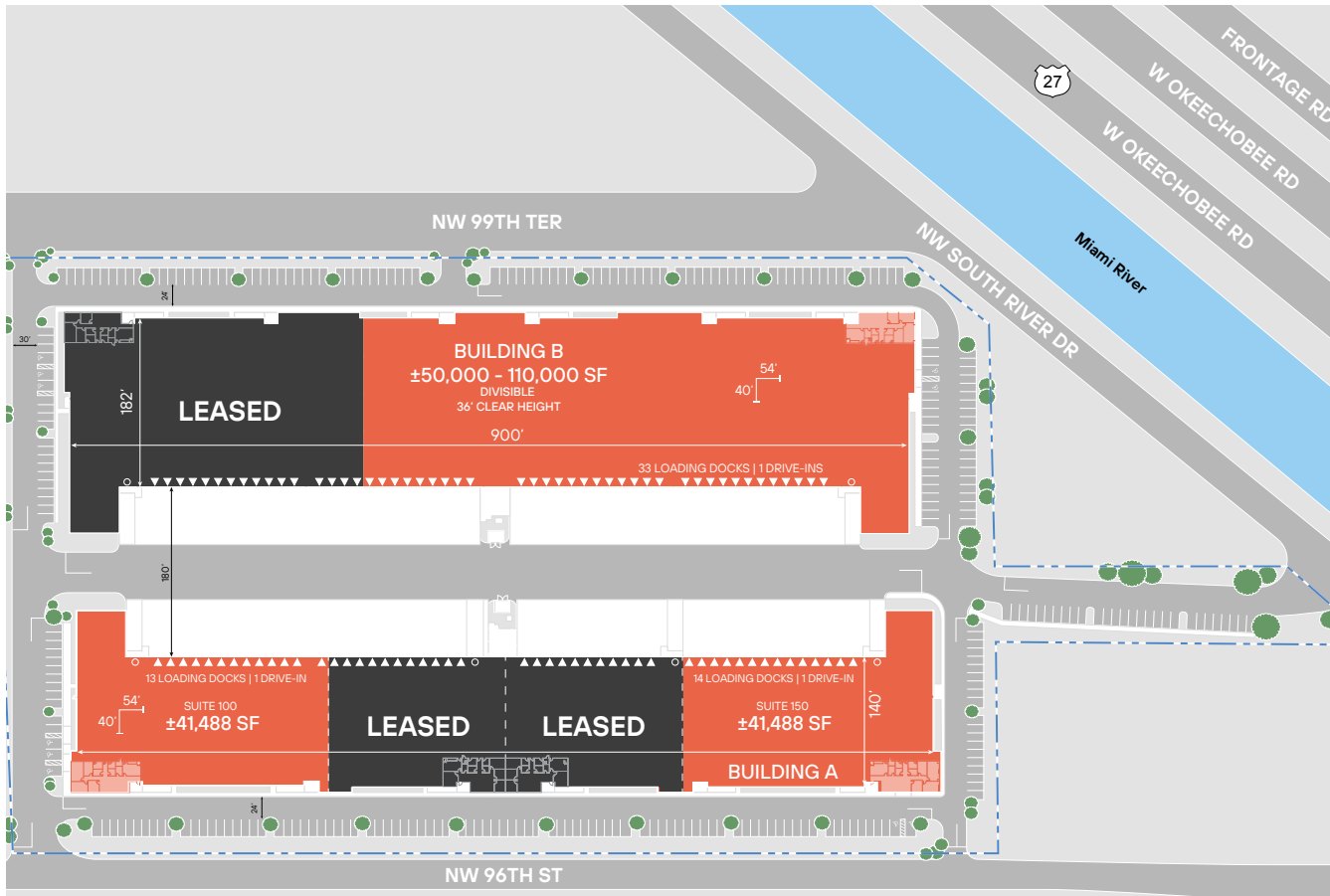
**36' CLEAR**  
CEILING HEIGHT

**IMMEDIATE**  
**OCCUPANCY**

Leasing by:

 **Transwestern**

# 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>	±41,488 SF (2 UNITS)	±50,000-110,000 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

41,488 SF TOTAL  
2,340 SF SPEC OFFICE  
13 DOCK DOORS  
1 DRIVE-IN  
36' CEILING HEIGHT  
\$17.95/SF NNN

### SUITE 120

27,086 SF TOTAL  
2,231 SF SPEC OFFICE  
11 DOCK DOORS  
1 DRIVE-IN  
36' CEILING HEIGHT  
LEASED

### SUITE 130

27,086 SF TOTAL  
2,231 SF SPEC OFFICE  
11 DOCK DOORS  
1 DRIVE-IN  
36' CEILING HEIGHT  
LEASED

### SUITE 150

41,488 SF TOTAL  
2,340 SF SPEC OFFICE  
14 DOCK DOORS  
1 DRIVE-IN  
36' CEILING HEIGHT  
\$17.95/SF NNN

## LOCAL ACCESS

### DRIVING DISTANCES

## OKEECHOBEE RD (US 27)

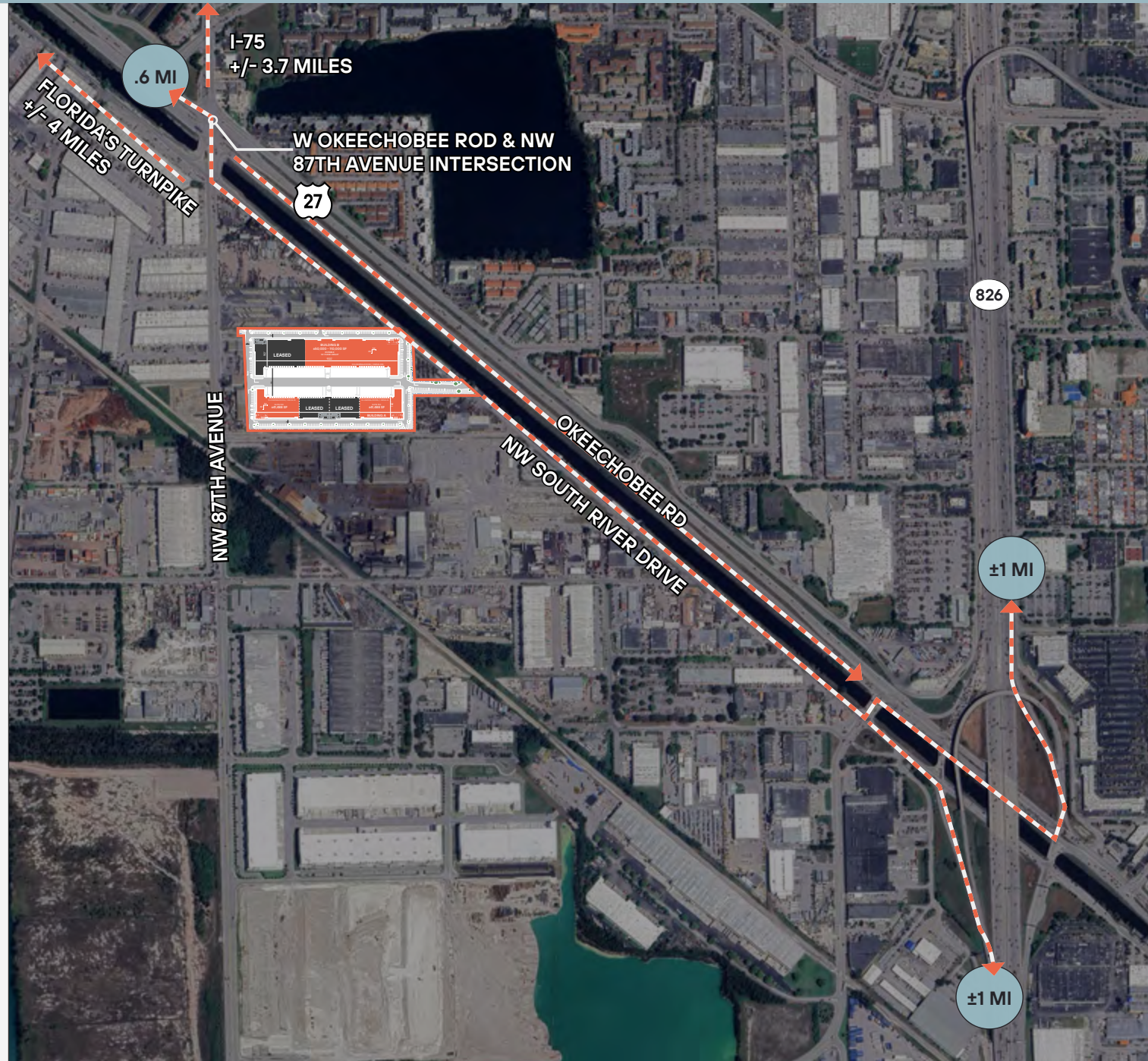
IMMEDIATE ACCESS

## 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



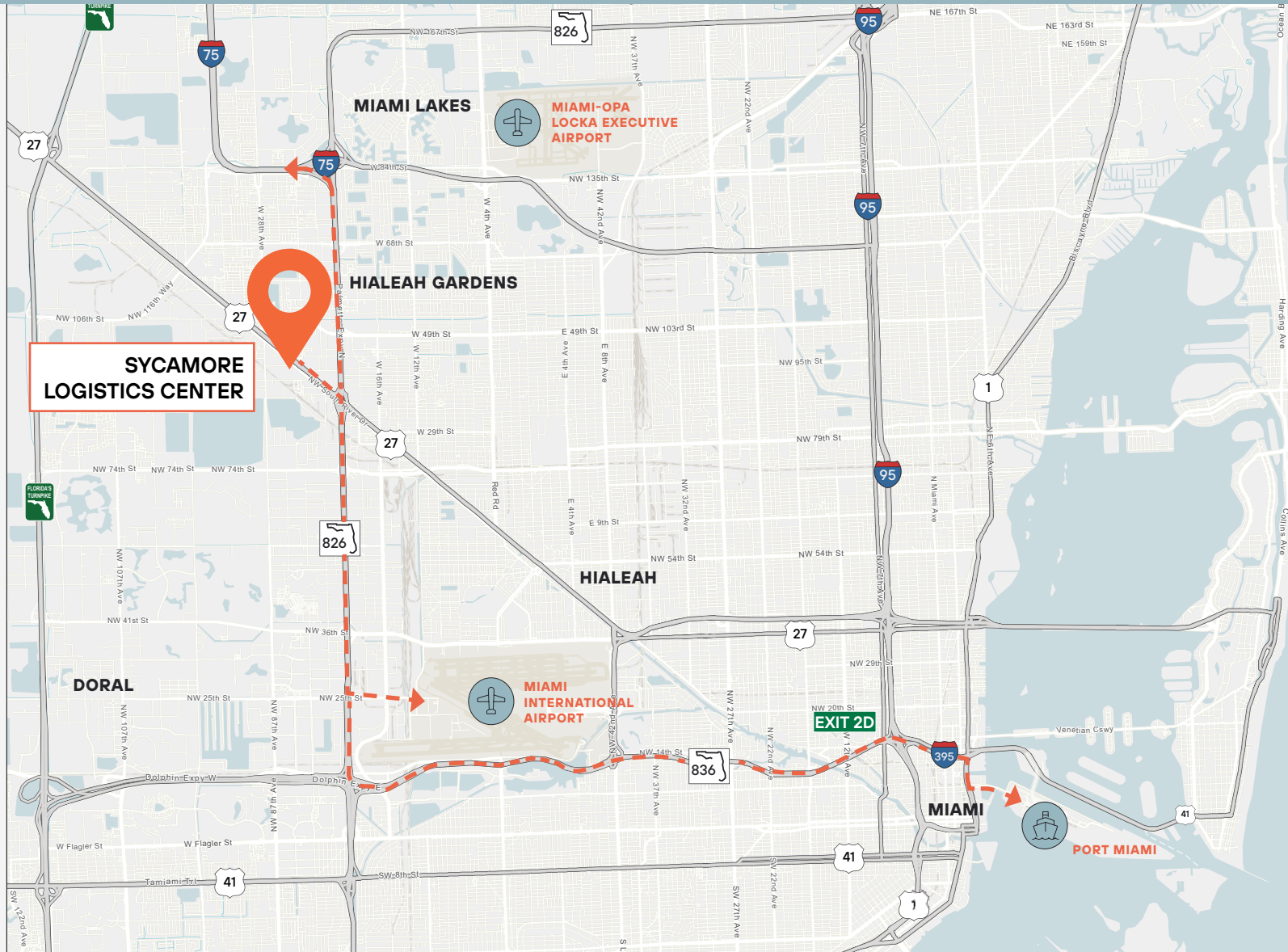
DOLPHIN EXPRESSWAY  
±6.1 MI



MIA AIRPORT  
±6.1 MI



PORT MIAMI  
±13.3 MI



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