

# FOR LEASE

## SYCAMORE LOGISTICS CENTER

8593 NW 96 ST. MEDLEY, FL 33166



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



**PALMETTO EXPRESSWAY**  
IMMEDIATE ACCESS

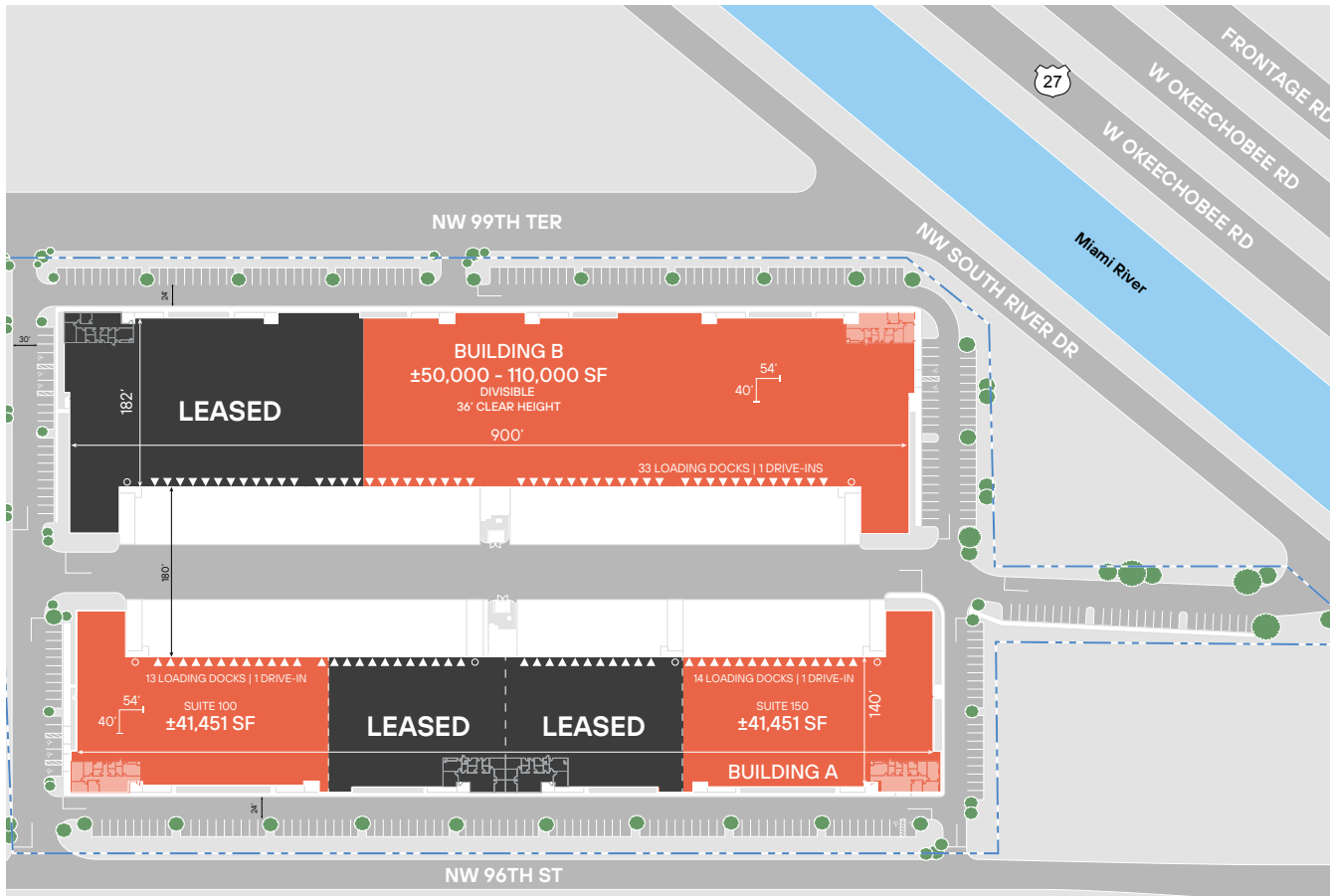
**36' CLEAR**  
CEILING HEIGHT

**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>         | ±41,500 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

41,451 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

41,451 SF TOTAL  
 2,340 SF SPEC OFFICE  
 14 DOCK DOORS  
 1 DRIVE-IN  
 36' CEILING HEIGHT  
 \$17.95/SF NNN

DRIVING DISTANCES

OKEECHOBEE RD  
(US 27)

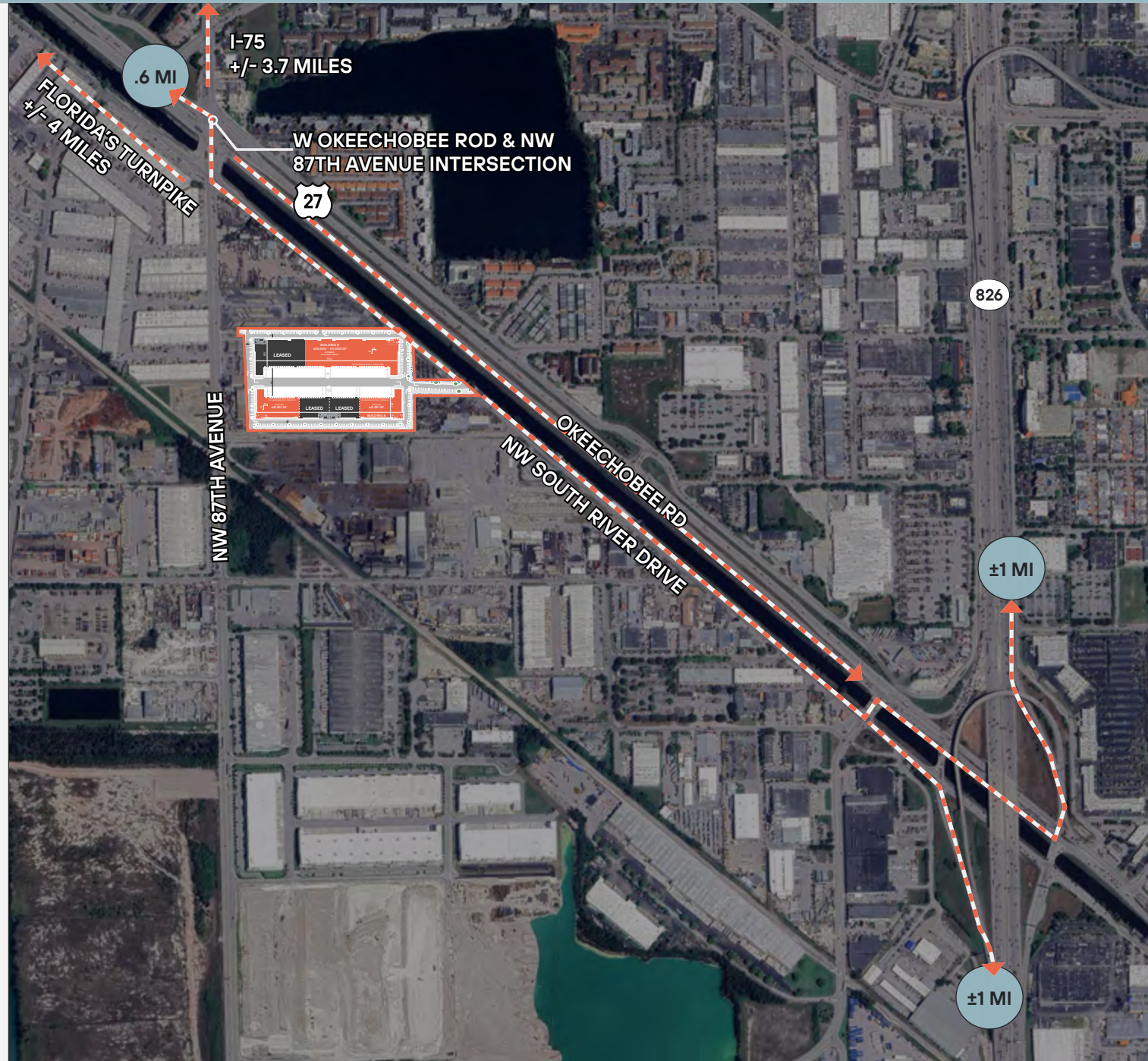
IMMEDIATE ACCESS

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



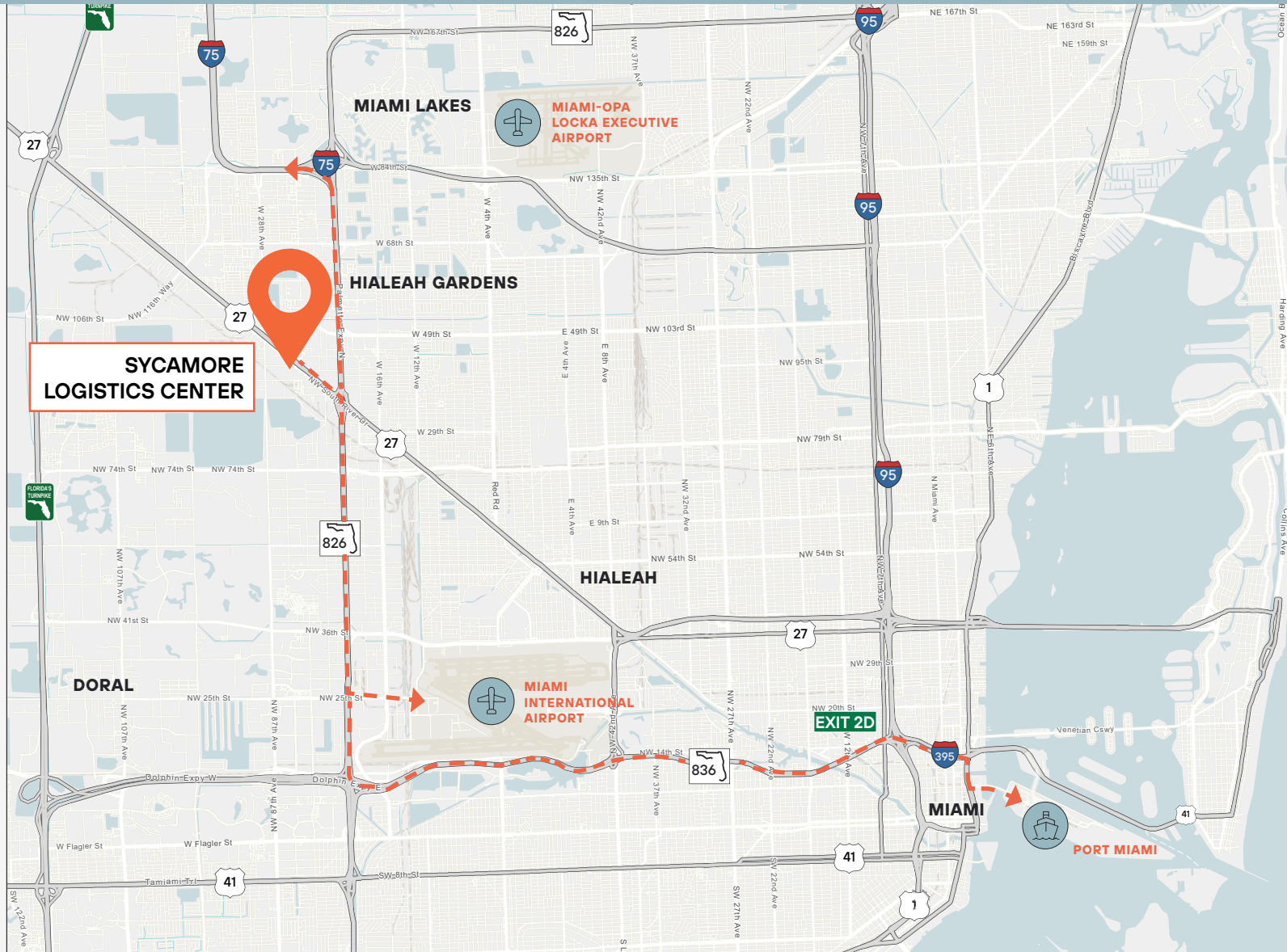
DOLPHIN EXPRESSWAY  
±6.1 MI



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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