

# FOR LEASE SYCAMORE LOGISTICS CENTER

8501 NW 96<sup>TH</sup> St. Medley, FL 33166



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

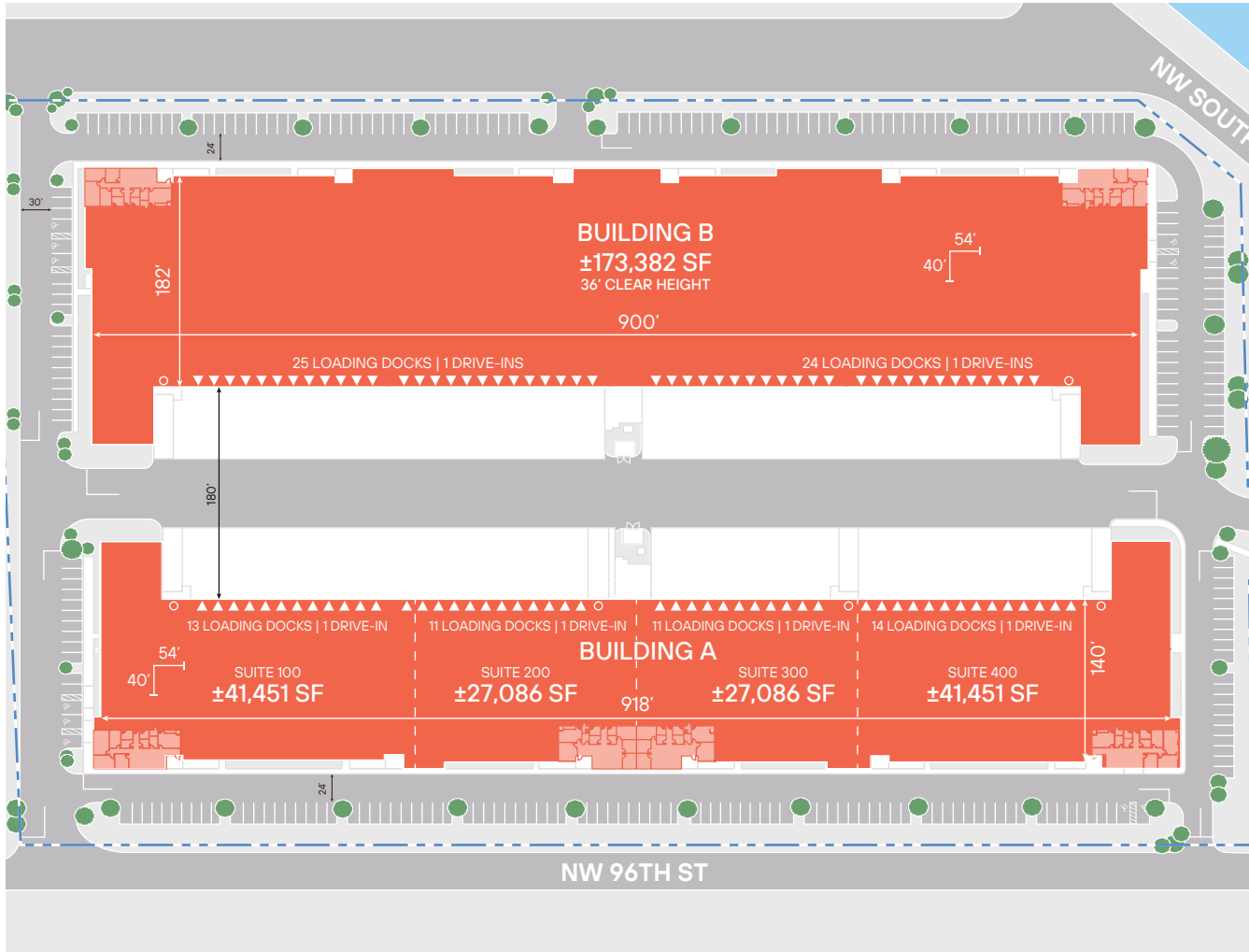
**IMMEDIATE**  
**OCCUPANCY**

Leasing by:



**TRANSWESTERN**

# SITE PLAN & SPECIFICATIONS



	BUILDING A	BUILDING B
<b>BUILDING SIZE</b>	±137,074 SF	±173,382 SF
<b>AVAILABLE</b>	±27,000 SF (2 UNITS) ±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

## BUILDING A – SPEC SUITES

### SUITE 100

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

### SUITE 200

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

### SUITE 300

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

### SUITE 400

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

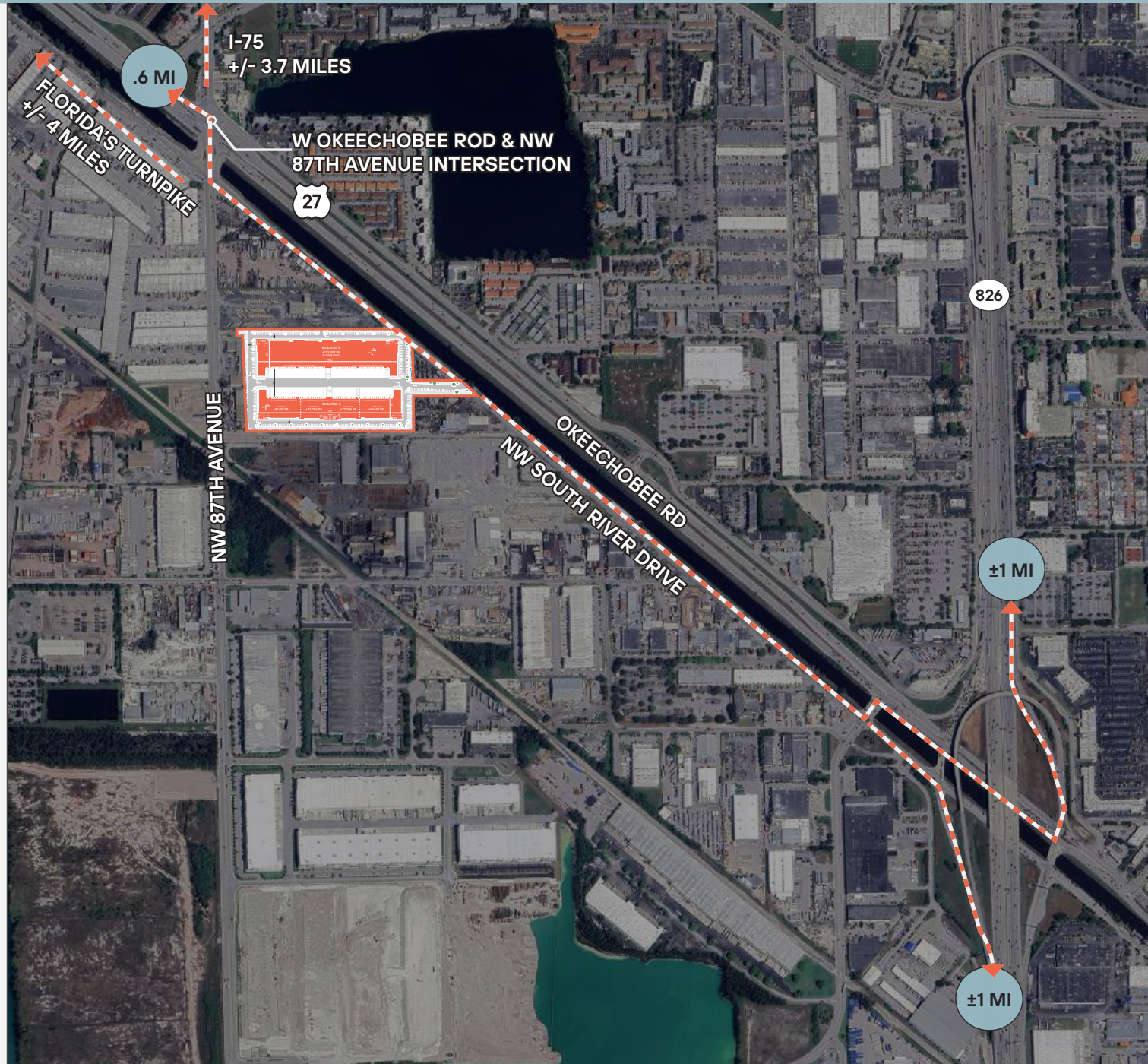
### LOCAL HIGHLIGHTS

## FRONTAGE OKEECHOBEE RD

40,000+ VEHICLES PER DAY








## ~35% OF LABOR FORCE IS INDUSTRIAL WORKERS

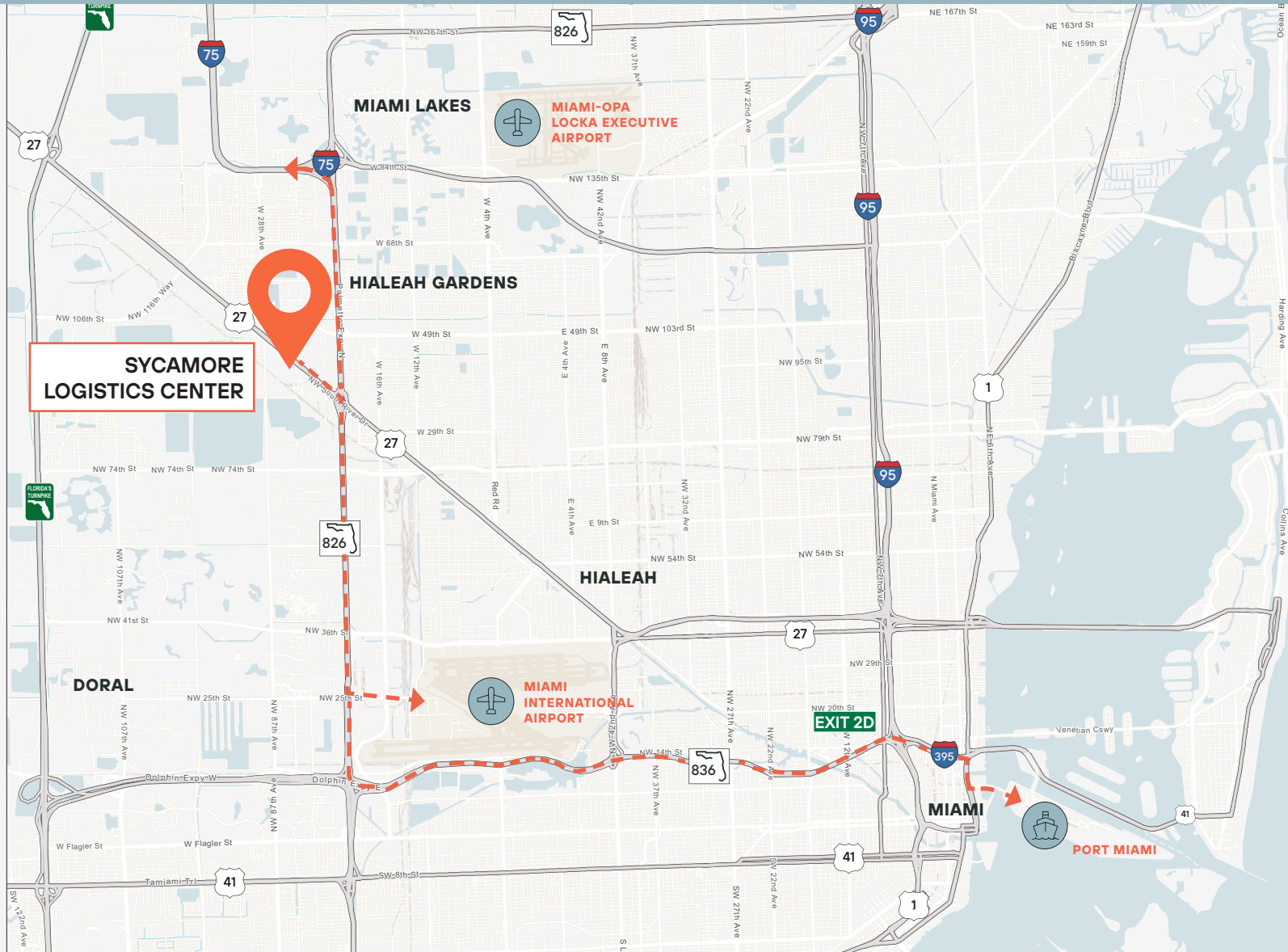
3 MILE RADIUS





## 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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