

# 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

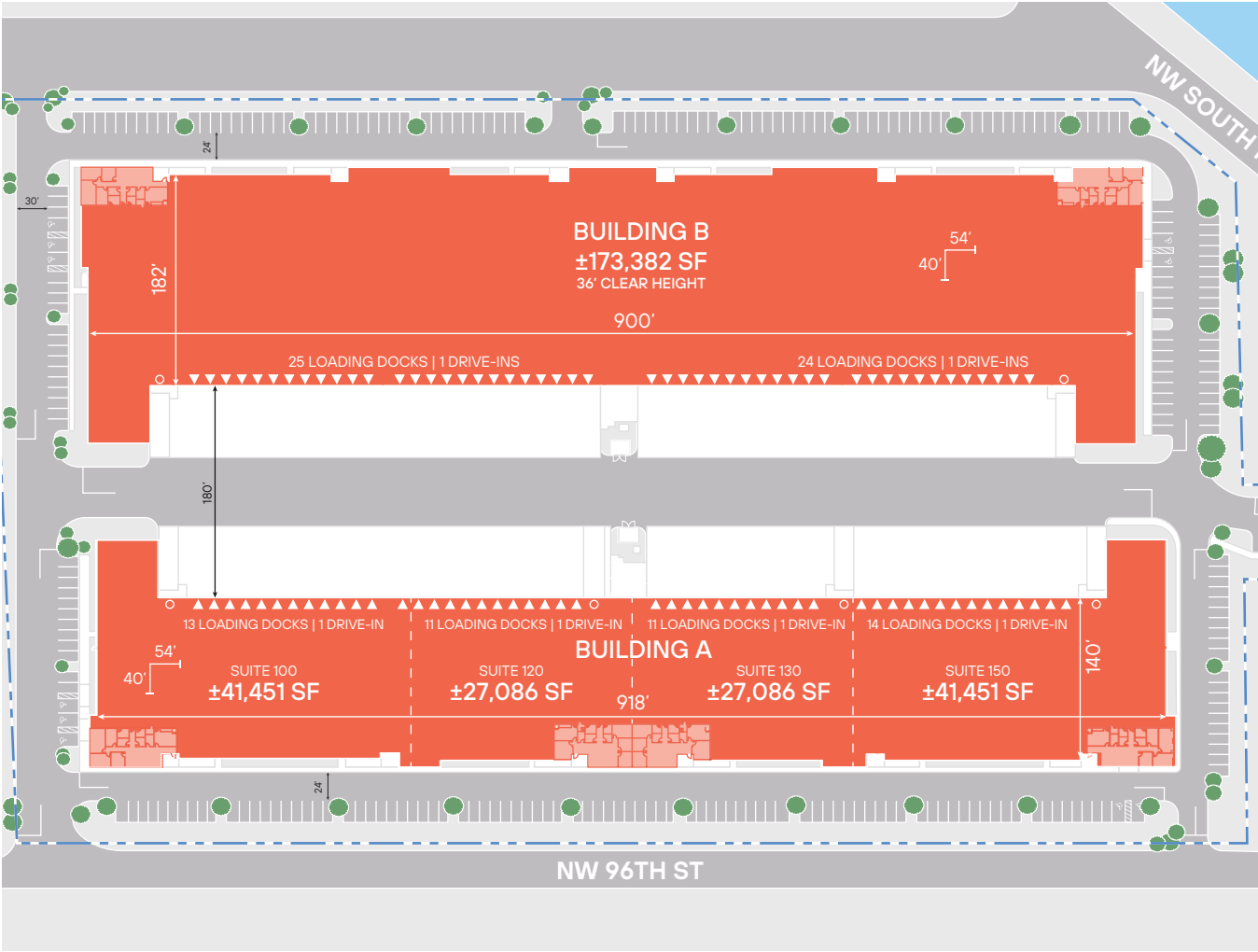
**36' CLEAR**  
CEILING HEIGHT

**IMMEDIATE  
OCCUPANCY**

Leasing by:

  
**TRANSWESTERN**

SITE PLAN & SPECIFICATIONS



BUILDING A – SPEC SUITES			
SUITE 100	SUITE 120	SUITE 130	SUITE 150
41,451 SF TOTAL	27,086 SF TOTAL	27,086 SF TOTAL	41,451 SF TOTAL
2,340 SF SPEC OFFICE	2,231 SF SPEC OFFICE	2,231 SF SPEC OFFICE	2,340 SF SPEC OFFICE
13 DOCK DOORS	11 DOCK DOORS	11 DOCK DOORS	14 DOCK DOORS
1 DRIVE-IN	1 DRIVE-IN	1 DRIVE-IN	1 DRIVE-IN

	BUILDING A	BUILDING B
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



## LOCAL ACCESS

### DRIVING DISTANCES

## OKEECHOBEE RD (US 27)

IMMEDIATE ACCESS

## 826 / PALMETTO EXPRESSWAY

±1 MI

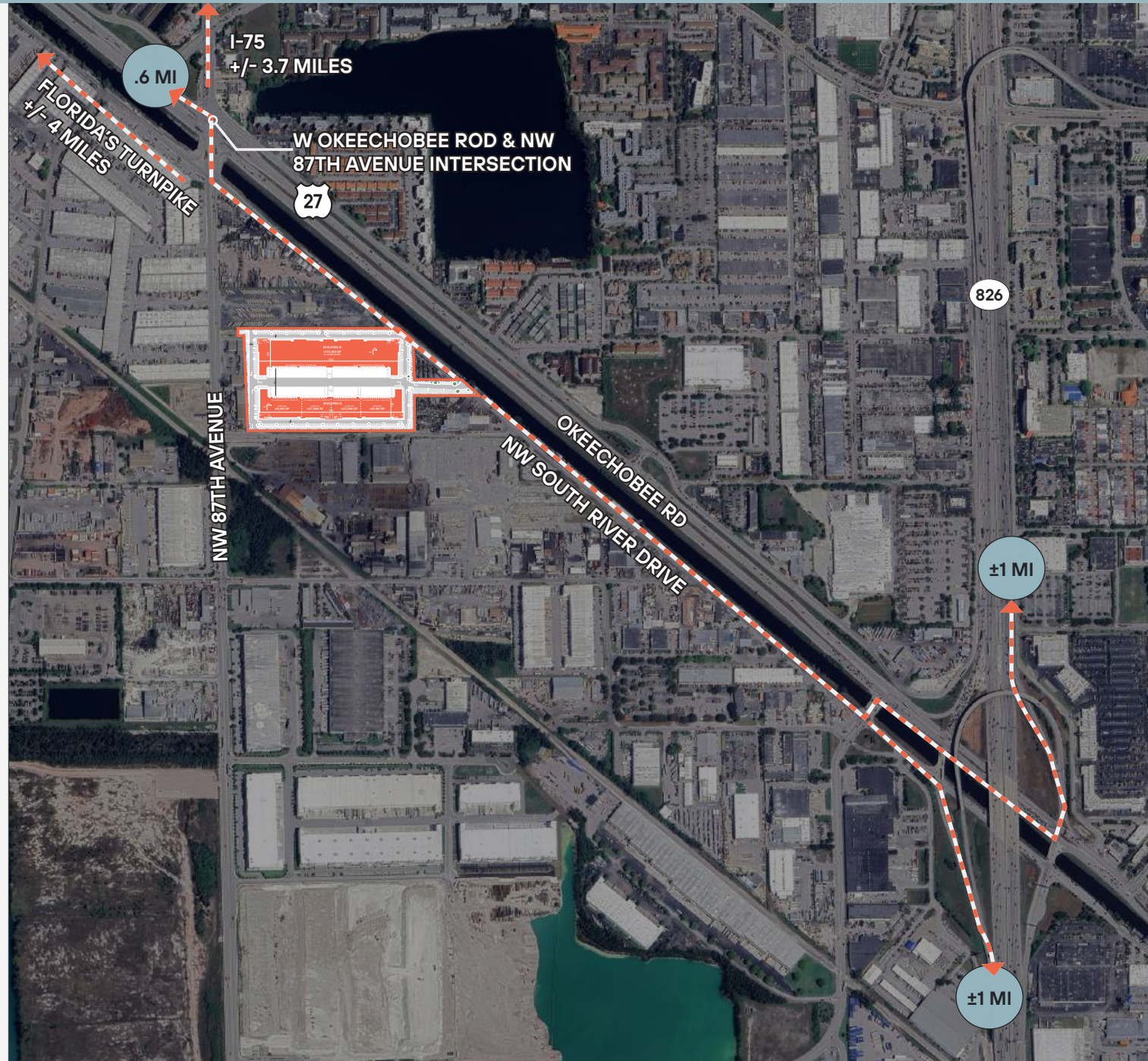
### LOCAL HIGHLIGHTS

## 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



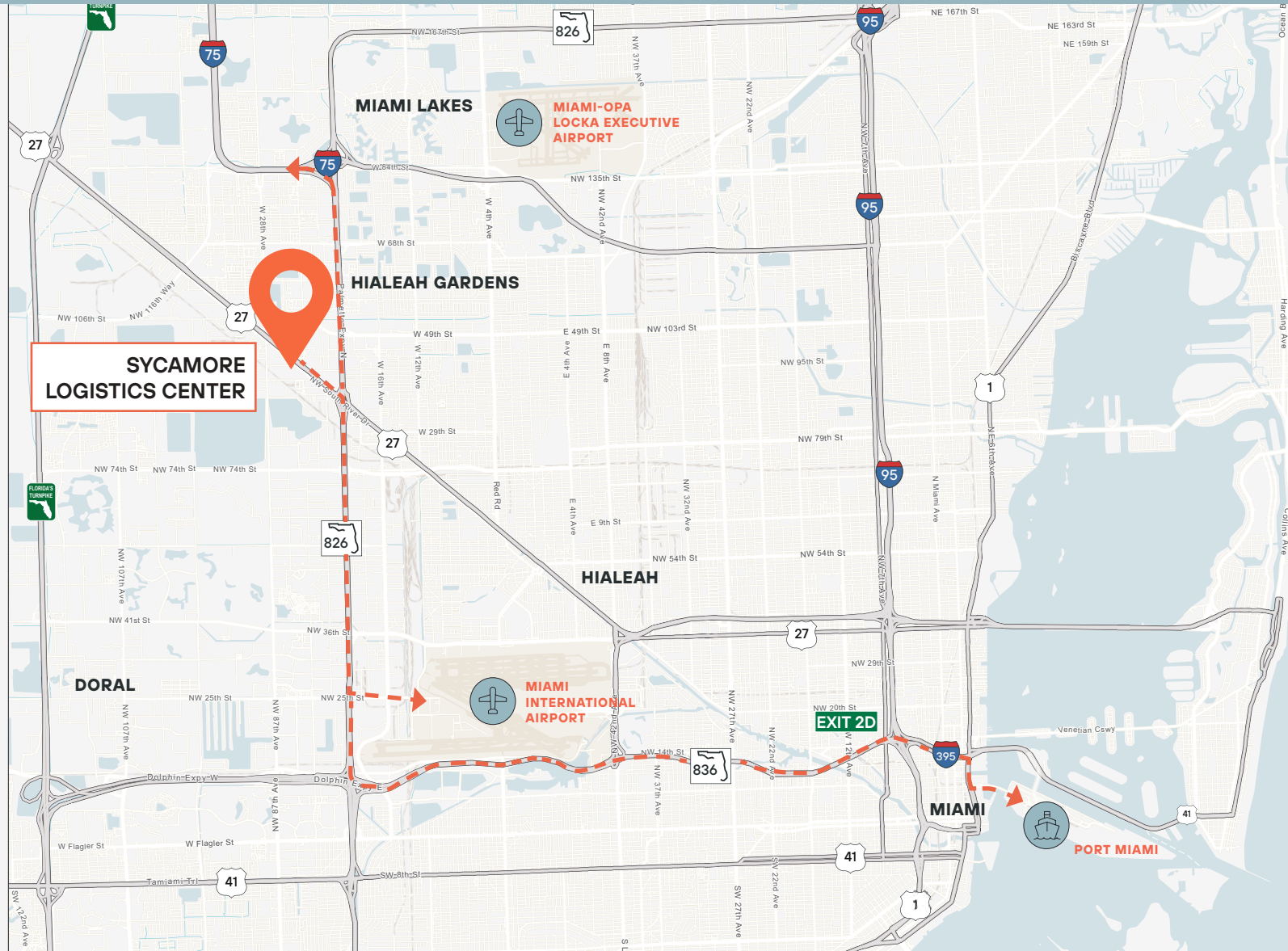
DOLPHIN  
EXPRESSWAY  
±6.1 MI



MIA AIRPORT  
±6.1 MI



PORT MIAMI  
±13.3 MI



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