

PALMETTO STATION

BUILDING B | 7410 NW 79th Avenue, Medley, FL 33166

CLASS A+ WITH FRONTAGE ON PALMETTO EXPRESSWAY
100,234 SF AVAILABLE IMMEDIATELY



LEASING BY



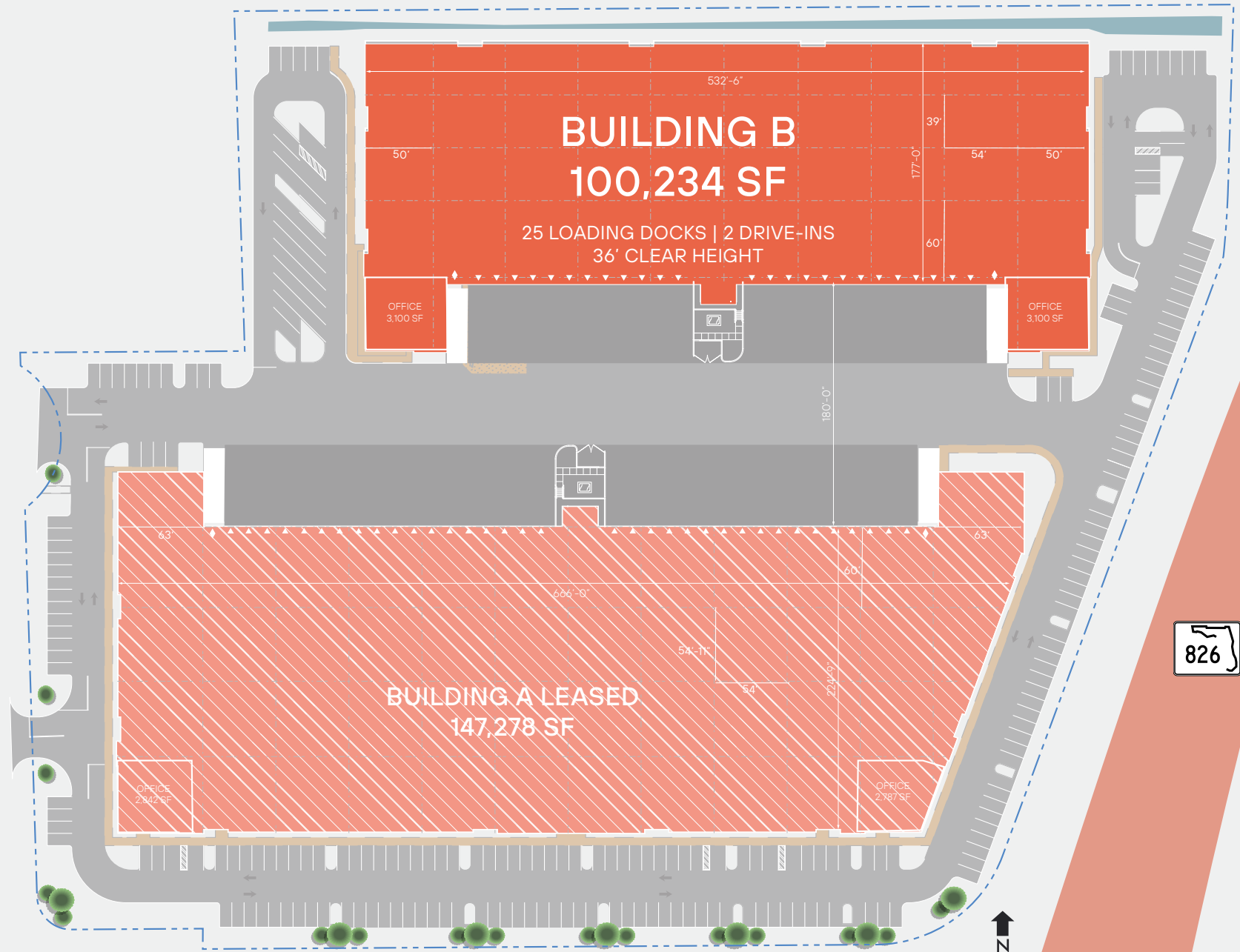
SCAN FOR
3D TOUR



PALMETTO STATION is a Class A development in the Medley, featuring two Class A warehouse buildings totaling $\pm 250,000$ SF. With building depths of 177 to 225', the property caters to smaller occupiers as well as large distributors and logistics companies. Ultra-high ceilings at 36' clear allows for maximum cubic storage and significant cost savings. This project was designed with the local occupiers' needs in mind.



SITE PLAN



NW 74TH STREET

PROJECT SPECIFICATIONS



BUILDING B

TOTAL SF
100,234 SF

OFFICE TOTAL
3,100 SF (X2)

CLEAR HEIGHT
36'

TRUCK COURT DEPTH
180' (shared)

DOORS
25 Docks, 2 Drive-in

SPEED BAY
60'

LOADING
Front

BUILDING DIMENSIONS
532'-6" X 177'

TYPICAL COLUMN SPACING
39' X 54'

POWER
3-phase, 480V

CAR PARKING
81 stalls

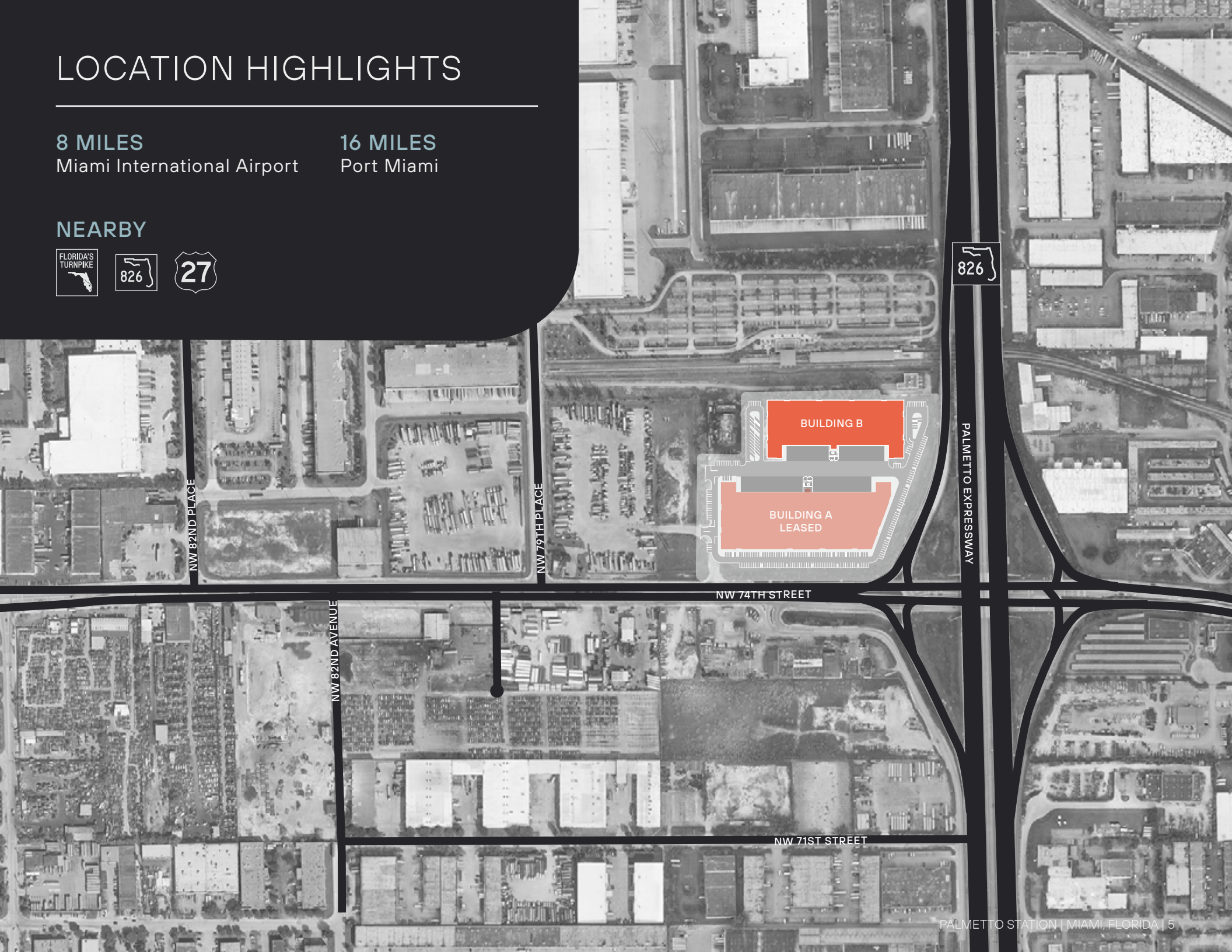


LOCATION HIGHLIGHTS

8 MILES
Miami International Airport

16 MILES
Port Miami

NEARBY





MEDLEY

HIALEAH GARDENS

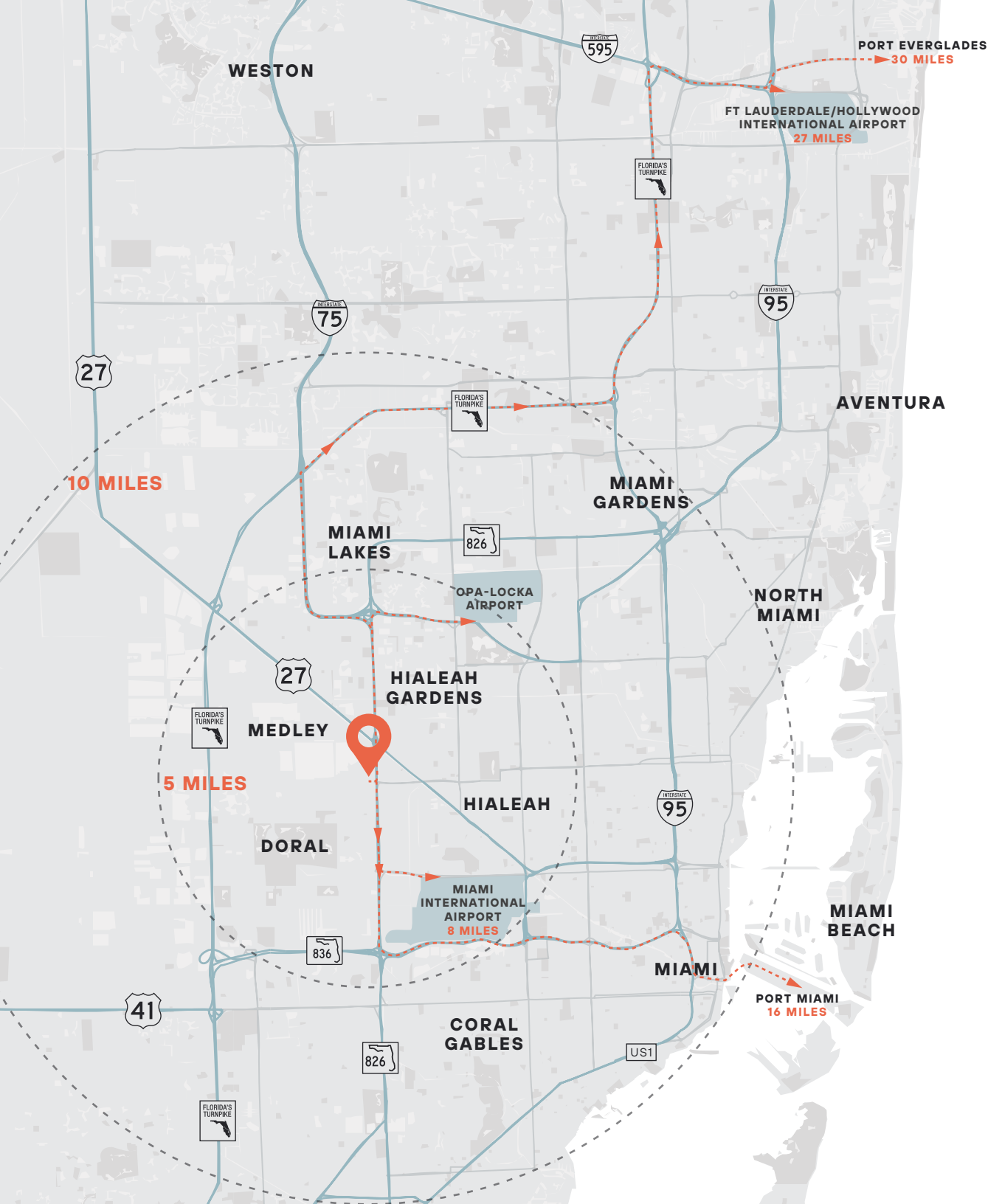
HIALEAH

DORAL

MIAMI

STRATEGICALLY LOCATED

in the Medley Submarket, just North of NW 74th Street with frontage and immediate access to the Palmetto Expressway, providing easy access to the largest thoroughfares of South Florida. Palmetto Station's close proximity to Miami International Airport and the Port of Miami allows industrial occupiers great benefits to logistics and supply-chain management.



DEMOGRAPHICS

2024 TOTAL POPULATION

456,527

within 5 miles radius

2024 TOTAL BUSINESSES

54,327

within 5 miles radius

MEDIAN AGE

37.7 - 42.5

1 to 5 miles radius

MEDIAN HOUSEHOLD INCOME

\$59,653

within 5 miles radius

Source: JLL Research



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