

FOR LEASE

MEDLEY OUTSIDE STORAGE

8300 NW 74th Street | Medley, FL 33166

**TO BE DEVELOPED FACILITY
±8.3 ACRES AVAILABLE**



HIGHLIGHTS

Medley Outside Storage is a planned development that offers an excellent opportunity within the M1 Industrial District to accommodate a wide and diverse range of moderate to high intensity uses. It is conveniently located just minutes from Palmetto Expressway and Florida's Turnpike, providing exceptional access to surrounding areas.

OPPORTUNITY

CBRE, as exclusive agent for the Owner, is pleased to offer for lease 8300 NW 74th Street, Medley, Florida a ±8.3 acre outside storage site. This property can be fully fenced, paved, lit and secured or leased as-is.

CONTACT US

LARRY GENET
Executive Vice President
+1 786 496 0440
larry.genet@cbre.com

TOM O'LOUGHLIN
Executive Vice President
+1 954 817 3919
tom.oloughlin@cbre.com



CURRENT PROPERTY FEATURES

- + ±360,711 SF (8.3 Acres) immediately available
- + ±5,050 SF office building (Built in 1972)
- + Truck/fleet parking on-site
- + Can lease it as-is or as new development
- + Zoned M1, Medley



NEW DEVELOPMENT FEATURES

- + Fully paved, fenced, lit and secured
- + Ownership is willing to build a small building to suit tenant needs
- + New planned development (see site plans for details)



LOCATION LOGISTICS

- + 87% of South Florida's ±6 Million population lives within a 60-minute drive of the property
- + Convenient access to main throughfares - Strategic Miami/Dade County location
 - + Less than 1 mile from the Palmetto Expressway
 - + 3 miles away from Florida's Turnpike
 - + Less than 10 mins. away from Miami International Airport



RATE

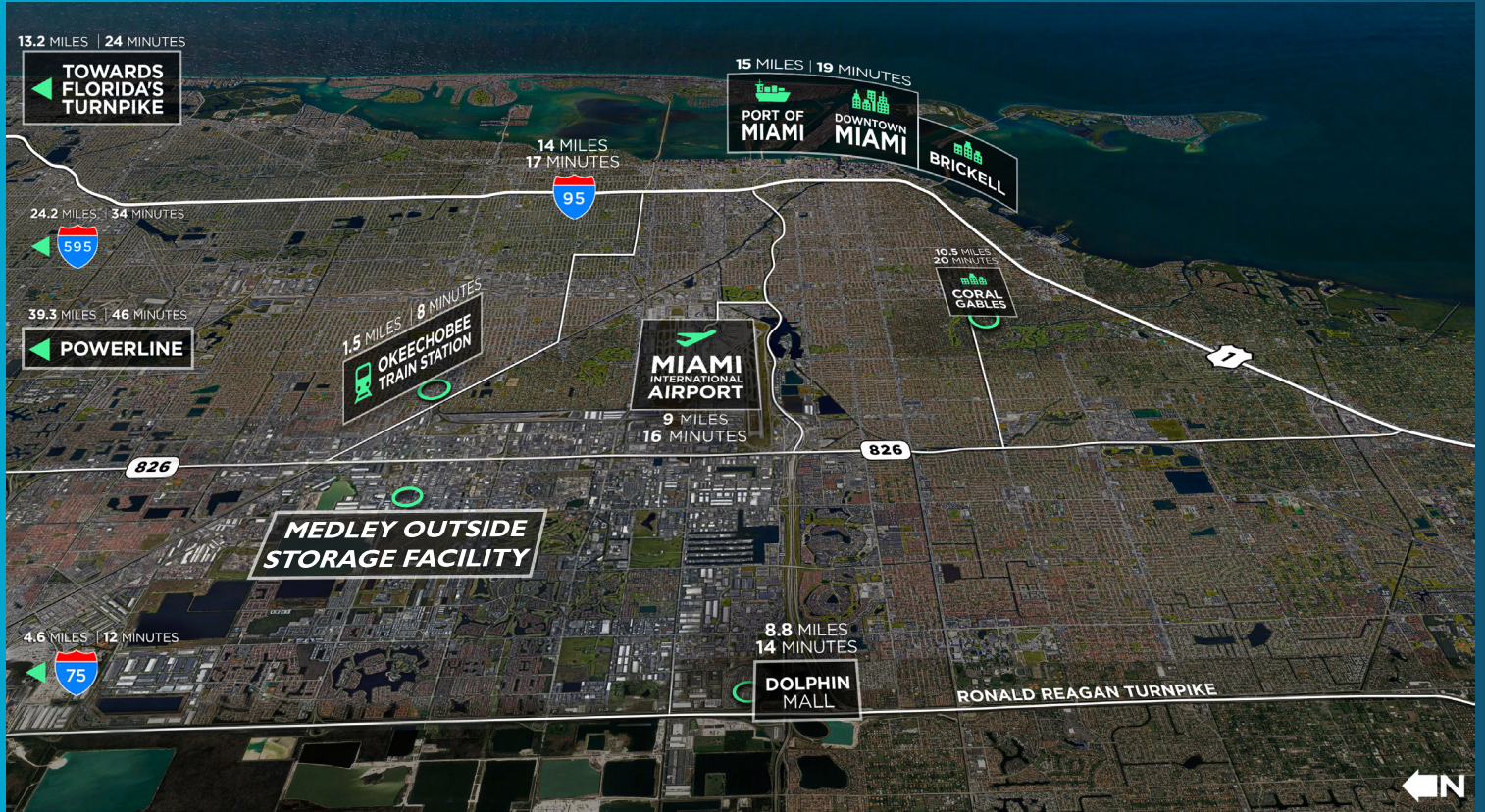
- + Asking Rate: \$5.00 NNN

CBRE

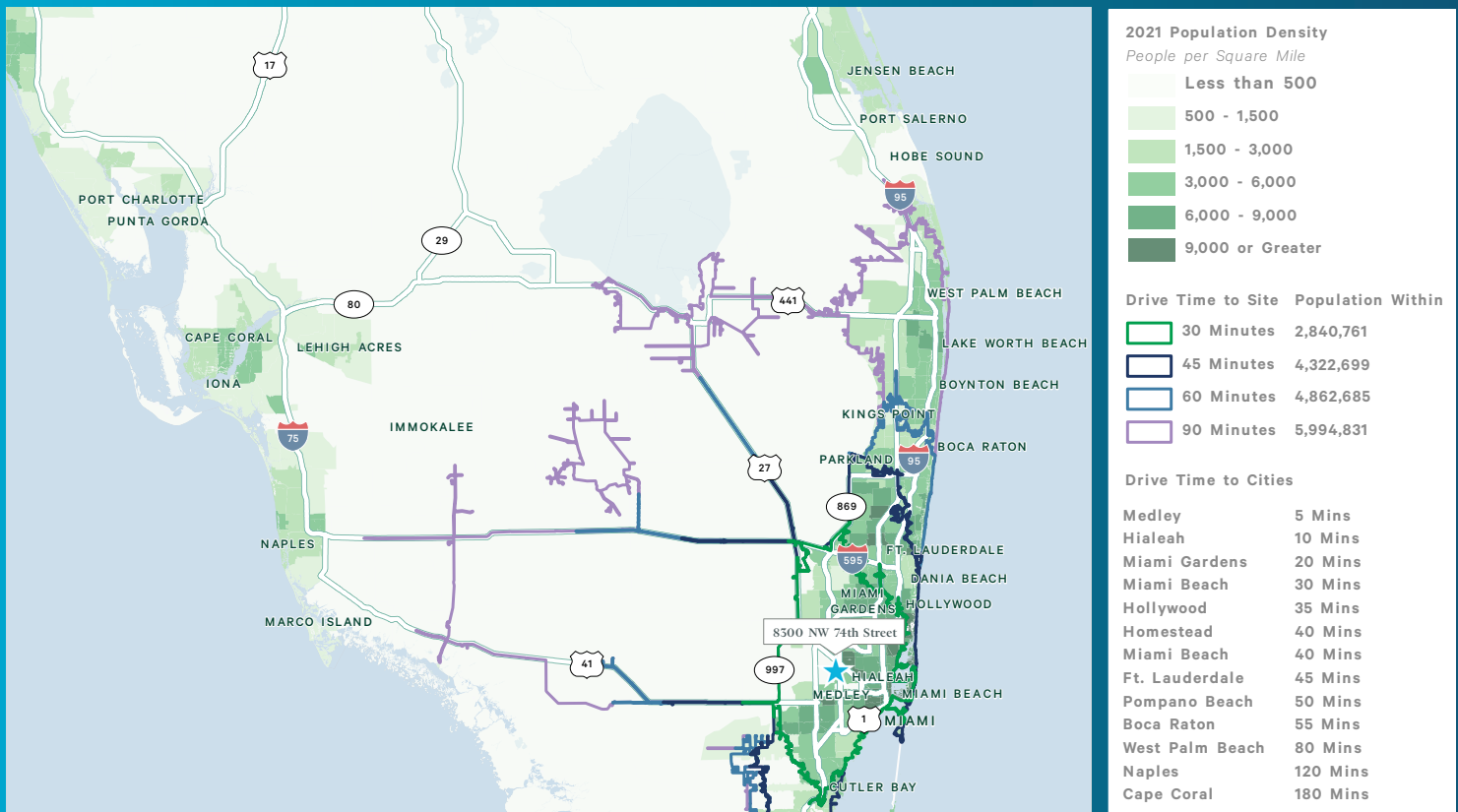
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ACCESS MAP



DRIVE TIME MAP



FOR LEASE

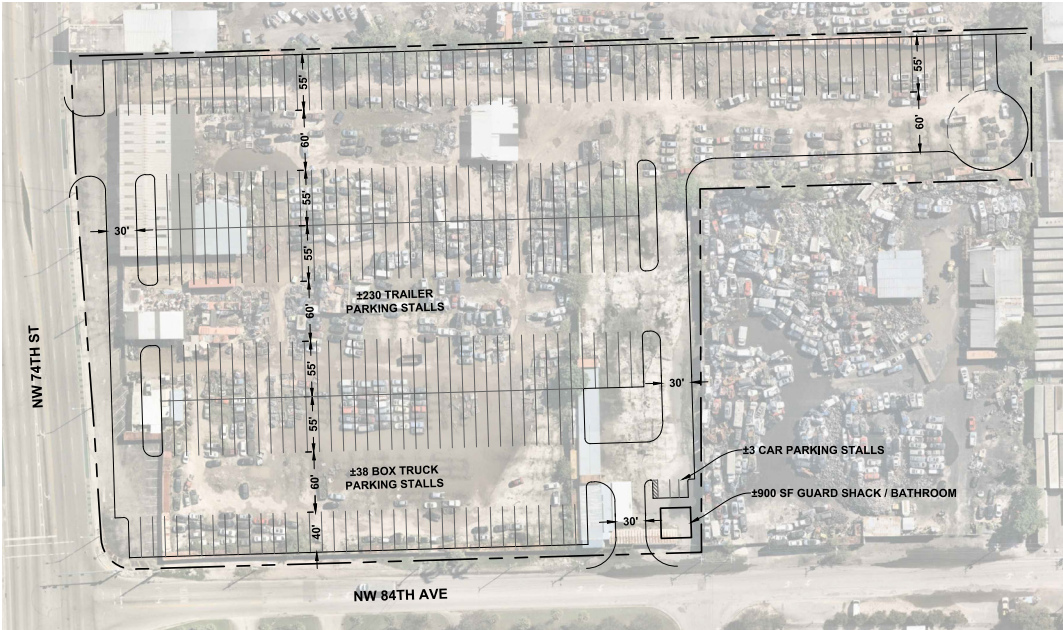
PROPOSED SITE PLANS

TRUCK PARKING WITH GUARD SHED

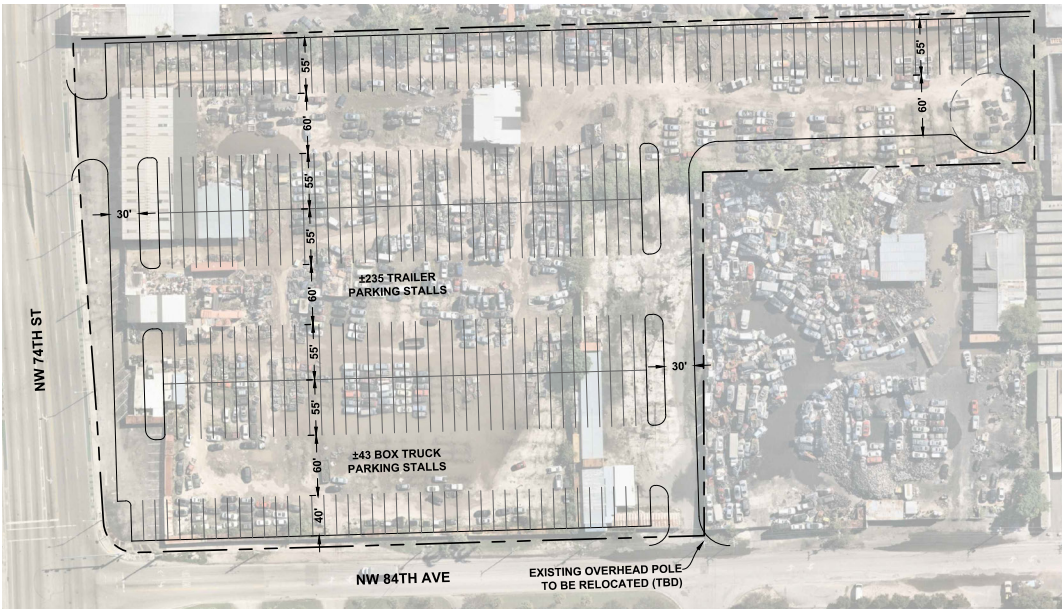


±8.3 ACRES AVAILABLE

*Can be divided. Call for details.



TRUCK PARKING ONLY



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CURRENT ZONING ANALYSIS

M-1 - INDUSTRIAL DISTRICT

A. Uses Permitted.

Except for solid waste facilities and accessory uses related thereto, as authorized and permitted under section 62-91 of this chapter located within the Solid Waste Facilities Overlay District, all storage of materials and products and all operations of work of every character shall be carried on entirely within enclosing walls or under the roof of a building and/or enclosed by a masonry wall with a minimum height of eight feet when the work is of a nature to be carried on the outside of the building, and provided further that no building or land shall be used and no building shall be hereafter erected, constructed, reconstructed or structurally altered in an M-1 district which is designed, arranged, or intended to be used or occupied for any purpose, unless otherwise provided for, excepting for one or more of the following uses:

Use Type	Code	Use Type	Code	Use Type	Code	Use Type	Code
Adult daycares.	P	Photograph galleries.	P	Tourist courts, for the use of tourists or transients. The arrangement and design of courts shall be such that each cabin or structural unit will be erected on a land area of not less than 1,500 square feet and have a space of not less than 20 feet between supporting walls of adjacent cabins or structures. Tourist courts shall also be equipped pursuant to rules and regulations of the state board of health and in compliance with the sanitary ordinances of the town. Restaurants or commissaries may be included as a part of the tourist court development. No part of the tourist court development shall be less than 20 feet from the established front street line.	P	Radio and TV towers and transmitters, if approved by CAA and FCC.	P
Antique shops.	P	Post offices.	P	Transfer company offices.	P	Storage and handling of heavy equipment and industrial equipment.	P
Apartment-Hotels.	P	Real estate offices.	P	Upholstering shops.	P	Warehouses for storage, freight or wholesale distribution.	P
Art goods and bric-a-brac.	P	Shoe stores.	P	Trailer sales and distribution.	P	Welding shops.	P
Auditoriums.	P	Shoe repair shops.	P	Storage and sale of wire fence.	P	Yards for the storage of lumber and building material.	P
Automobile new parts and equipment or accessory stores (salesroom only).	P	Soft drink stands, provided same shall be completely enclosed.	P	Automobile sales and rental.	P	Other industrial plants similar to those stated above and which are not prohibited by other provisions of this chapter.	P
Automobile new tires, retail and wholesale, service or installation but no recapping on premises.	P	Souvenir stores and gift shops.	P	Automobile service stations.	P	Chicken hatcheries with no feeding of chickens on premises.	P
Bake shops, retail only, provided no baking shall be permitted on premises.	P	Sporting goods stores.	P	Bars.	P	Yards and facilities for handling of petroleum products. All storage tanks shall be located at least 20 feet from the outside lines and must be surrounded by a wire fence eight feet in height, such fences to be at least five feet from the tanks.	P
Banks.	P	Stationery stores.	P	Garages.	P	Yards and facilities for the storage and handling of natural, manufactured or mixed gases of any kind. If petroleum shall be stored inside any building, an automatic sprinkler system shall be provided at all times. All storage facilities for natural, manufactured or mixed gases shall be examined quarter-annually by the Police Chief and must comply at all times with the rules and regulations established by ordinances of the town.	P
Barbershops.	P	Tailor shops.	P	Motorcycles sales and service shops.	P	Concrete products manufacturing.	P
Bath and massage parlors.	P	Telephone exchanges.	P	Nightclubs.	P	Industries similar in nature to those mentioned herein and not prohibited by this chapter and which do not produce offensive odors, fumes, gases, dust, smoke, vibration or noise.	P
Beauty parlors.	P	Telegraph stations.	P	Motor truck sales and service.	P	Any uses of magnesium or the manufacturing thereof, or magnesium alloys or related uses shall be located in M-1 industrial district, subject to the approval by the Police Chief.	P
Cigar stores.	P	Theater and motion picture houses, except open air or drive-in type.	P	The following manufacturing operations that do not produce offensive noise, odor, glare, vibration, smoke, dust, gas radiation, radioactivity, electrical radiation or wastes.	P	Sewage disposal plants as set forth in section 62-88(97).	P
Confectionery and ice cream stores, retail.	P	Waiting rooms and ticket offices for airplane, bus and railroad.	P	Industries similar in nature to those mentioned herein and which are not prohibited by this chapter and which do not produce offensive odors, fumes, gases, dust, smoke, vibration or noise.	P	Solid waste management facilities located within the Solid Waste Management Facilities Overlay District, subject to a development agreement with the Town and subject to receiving all necessary permits from the State of Florida Department of Environmental Protection, if applicable. Class I landfills must obtain a special exception from the Town Council at a public hearing pursuant to [section 62-91]. Within a Solid Waste Management Facilities Overlay District, the following accessory uses to a solid waste management facility are permitted: leachate water pre-treatment plant, landfill gas flare station, stormwater retention, access roads, vehicle and equipment storage, tipping station, sorting facility, truck scale and scalehouse, administrative office, equipment maintenance facility, roll-off box container storage area, storage area, and parking facility for collection vehicles.	P
Conservatories.	P	Stores, businesses and professions similar in character to those stated above.	P	Machine shops.	P		
Cleaning and laundry agencies, where no gasoline or explosives of any kind are stored or used therewith and provided no cleaning or laundry shall be done on the premises.	P	Air conditioning business.	P	Electronic manufacturing.	P		
Curio stores.	P	Ambulance business.	P	Storage and handling of heavy equipment.	P		
Dancing academies.	P	Animal hospitals and clinics but boarding of animals is not permitted.	P	Warehouses for storage, freight or wholesale distribution and related outlets.	P		
Drugstores.	P	Auction of merchandise.	P	Use of magnesium of the manufacturing thereof, or magnesium alloys or related uses.	P		
Fruit stores, retail only, provided all merchandise shall be completely enclosed within the building.	P	Barbecue stands, drive-ins and drive-in restaurants.	P	Sewage disposal plants; providing, however, that the same requirements shall be required as required under section 47-1 et seq; that any and all waste shall be kept under enclosed cover until disposed of.	P		
Furniture stores.	P	Bicycle stores and bicycle repair shops.	P	Restaurants with a minimum seating capacity of 100 persons, but drive-in restaurants shall not be permitted.	P		
Grocery stores, except handling of live poultry which shall be prohibited on premises.	P	Commercial amusements, except automobile and motorcycle racing shall not be permitted.	P	Bakeries.	P		
Hardware stores.	P	Commercial parking lots.	P	New automotive sales and service agencies.	P		
Hat cleaning and blocking agencies but no cleaning shall be permitted on premises.	P	Dance halls.	P	Industrial medical clinics.	P		
Hotels.	P	Dry cleaning.	P	Laboratories.	P		
Insurance agencies and offices.	P	Funeral homes.	P	Hydroponic farming.	P		
Interior decorating, costuming, draperies.	P	Lawn mower shops, repair and rental.	P	Light manufacturing that does not produce offensive odors, fumes, gases, dust, smoke, vibration or noise.	P		
Jewelry stores.	P	Locksmith shops, sharpening and grinding shops.	P	Machine shops.	P		
Laundries, self-service.	P	Novelty works.	P				
Leather goods stores.	P	Paint stores.	P				
Lodge halls.	P	Pet shops, but boarding of animals is not permitted.	P				
Liquor package stores.	P	Poolrooms, bowling alleys.	P				
Loan agencies.	P	Printing shops.	P				
Luggage shops.	P	Professional business, similar in nature to those stated above and below.	P				
Millinery shops.	P	Railroad, and passenger stations.	P				
Modiste, wearing apparel.	P	Retail electric stores and repair shops.	P				
Music stores and radio stores.	P	Retail plumbing and wholesale plumbing supply stores.	P				
Newsstands, but all merchandise must be enclosed.	P	Self-service ice stations.	P				
Offices for business and professional purposes.	P	Sign paint shops.	P				
Optical stores.	P	Swap shops and trading posts.	P				

Code Uses:
P = PERMITTED PRINCIPAL USE

Other uses are permitted subject to approval. See the Zoning Code Sec. 62-88. - M-1 Industrial District for more information