

FOR LEASE SYCAMORE LOGISTICS CENTER

8593 NW 96 ST. MEDLEY, FL 33166



www.sycamorelogisticscenter.com



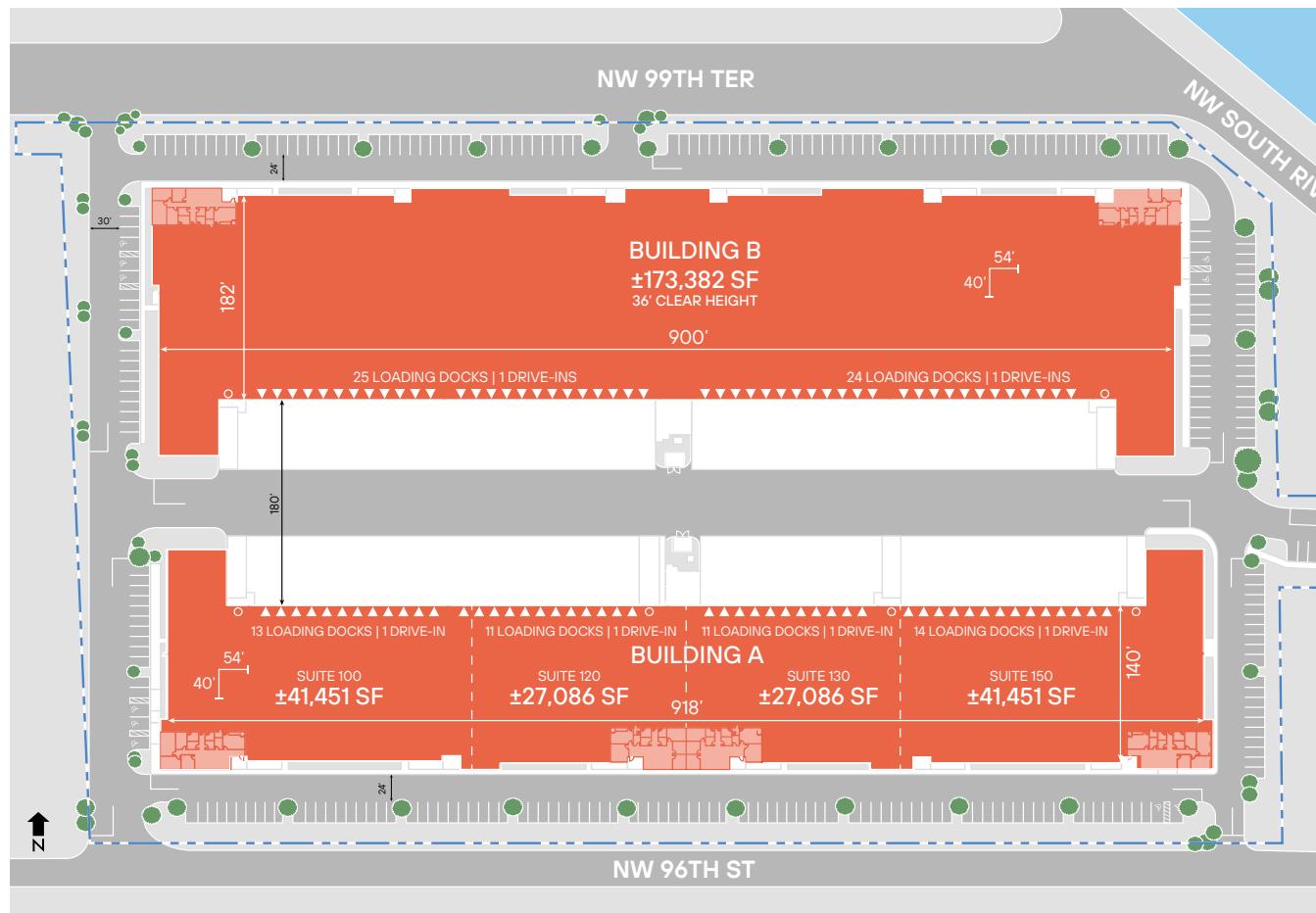
PALMETTO EXPRESSWAY
IMMEDIATE ACCESS

**36' CLEAR
CEILING HEIGHT**

**IMMEDIATE
OCCUPANCY**

Leasing by:
TRANSWESTERN

SITE PLAN & SPECIFICATIONS



BUILDING A - SPEC SUITES

SUITE 100
41,451 SF TOTAL
2,340 SF SPEC OFFICE
13 DOCK DOORS
1 DRIVE-IN

SUITE 120
27,086 SF TOTAL
2,231 SF SPEC OFFICE
11 DOCK DOORS
1 DRIVE-IN

SUITE 130
27,086 SF TOTAL
2,231 SF SPEC OFFICE
11 DOCK DOORS
1 DRIVE-IN

SUITE 150
41,451 SF TOTAL
2,340 SF SPEC OFFICE
14 DOCK DOORS
1 DRIVE-IN

	BUILDING A	BUILDING B
ADDRESS	8593 NW 96 ST	8600 NW 99 TER
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

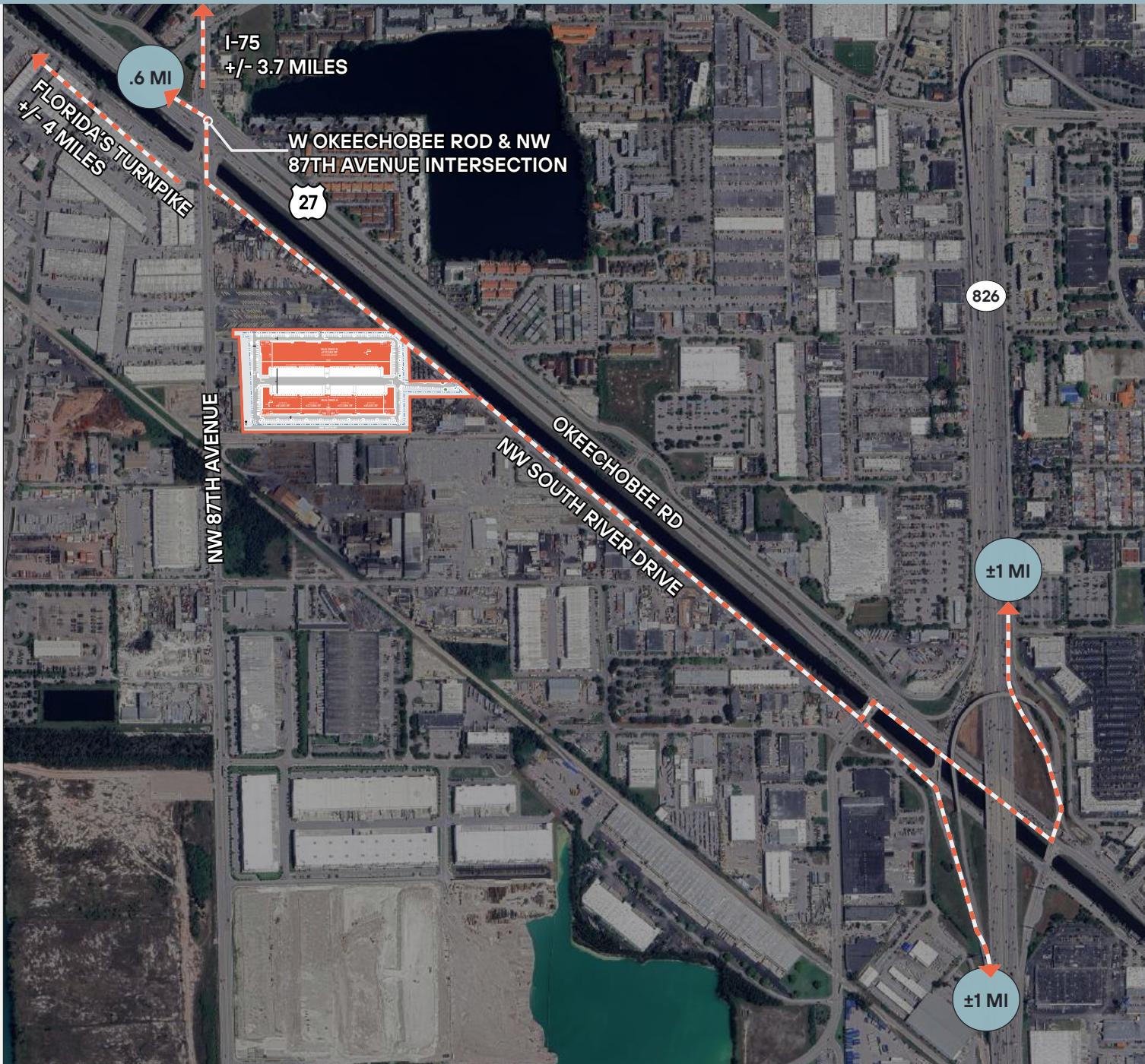
LOCAL HIGHLIGHTS

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

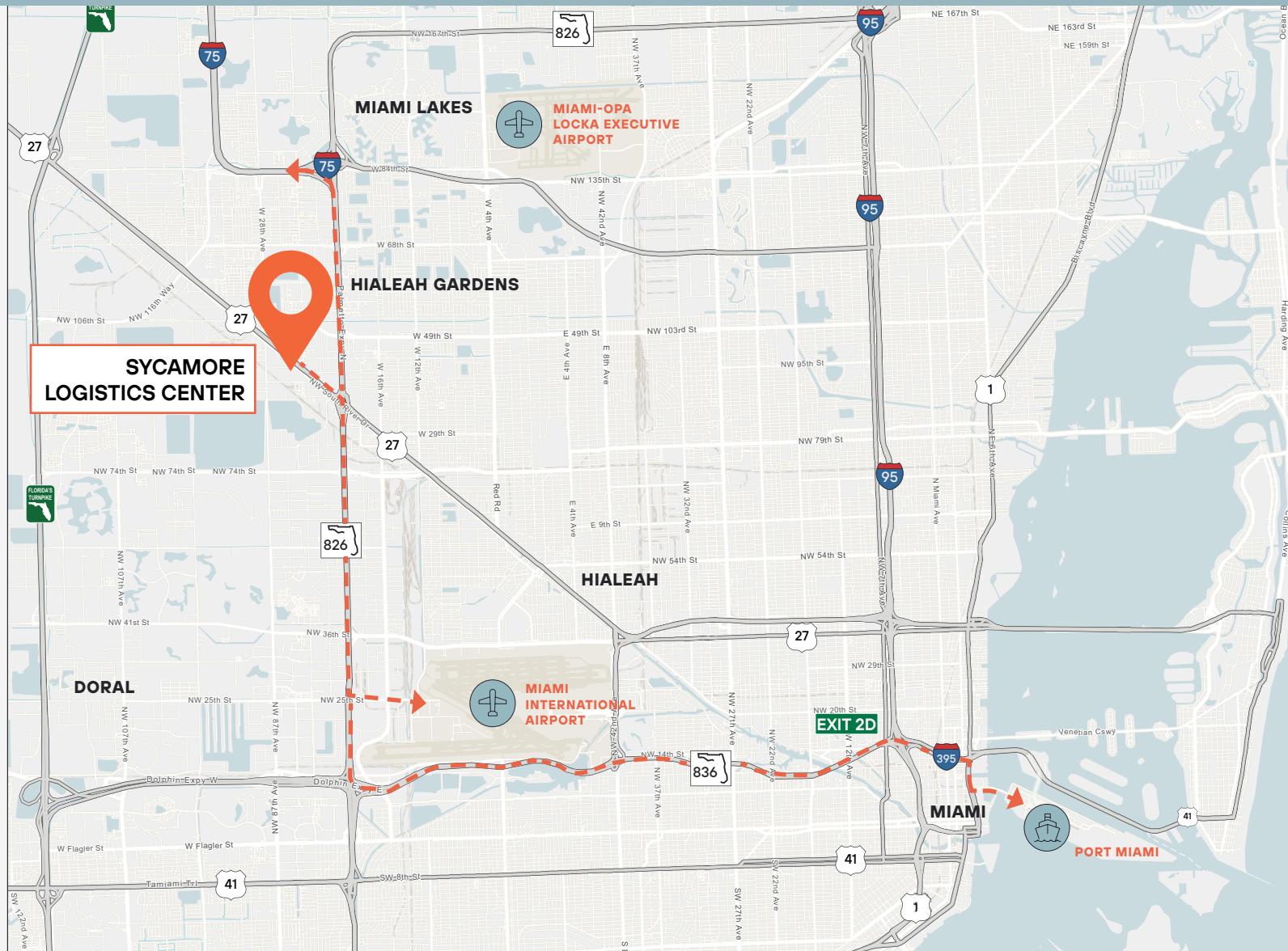
INTERSTATE - 75
±3.7 MI

FLORIDA'S TURNPIKE
±4 MI

DOLPHIN
EXPRESSWAY
±6.1 MI

MIA AIRPORT
±6.1 MI

PORT MIAMI
±13.3 MI



WALTER BYRD
EXECUTIVE MANAGING DIRECTOR
305.808.7825
walter.byrd@transwestern.com

CARLOS GAVIRIA
SENIOR VICE PRESIDENT
305.808.7313
carlos.gaviria@transwestern.com

BEN EISENBERG
EXECUTIVE MANAGING DIRECTOR
305.808.7826
ben.eisenberg@transwestern.com

THOMAS KRESSE
MANAGING DIRECTOR
305.808.7827
thomas.kresse@transwestern.com

Leasing by:

TRANSWESTERN

Transwestern Commercial Services Florida, LLC | 2 Alhambra Plaza | Suite 1030 | Miami, FL 33134 | www.transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern Licensed Real Estate Broker.