

AIRPORT NORTH LOGISTICS PARK FOR LEASE

**STATE-OF-THE-ART
DISTRIBUTION WAREHOUSE**
Up to ±90,682 SF Available
8503 NW 80th Street
Medley, Florida 33166

ALP



**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

AIRPORT NORTH LOGISTICS PARK FOR LEASE

LEASE RATE FROM \$10.85 PSF GROSS

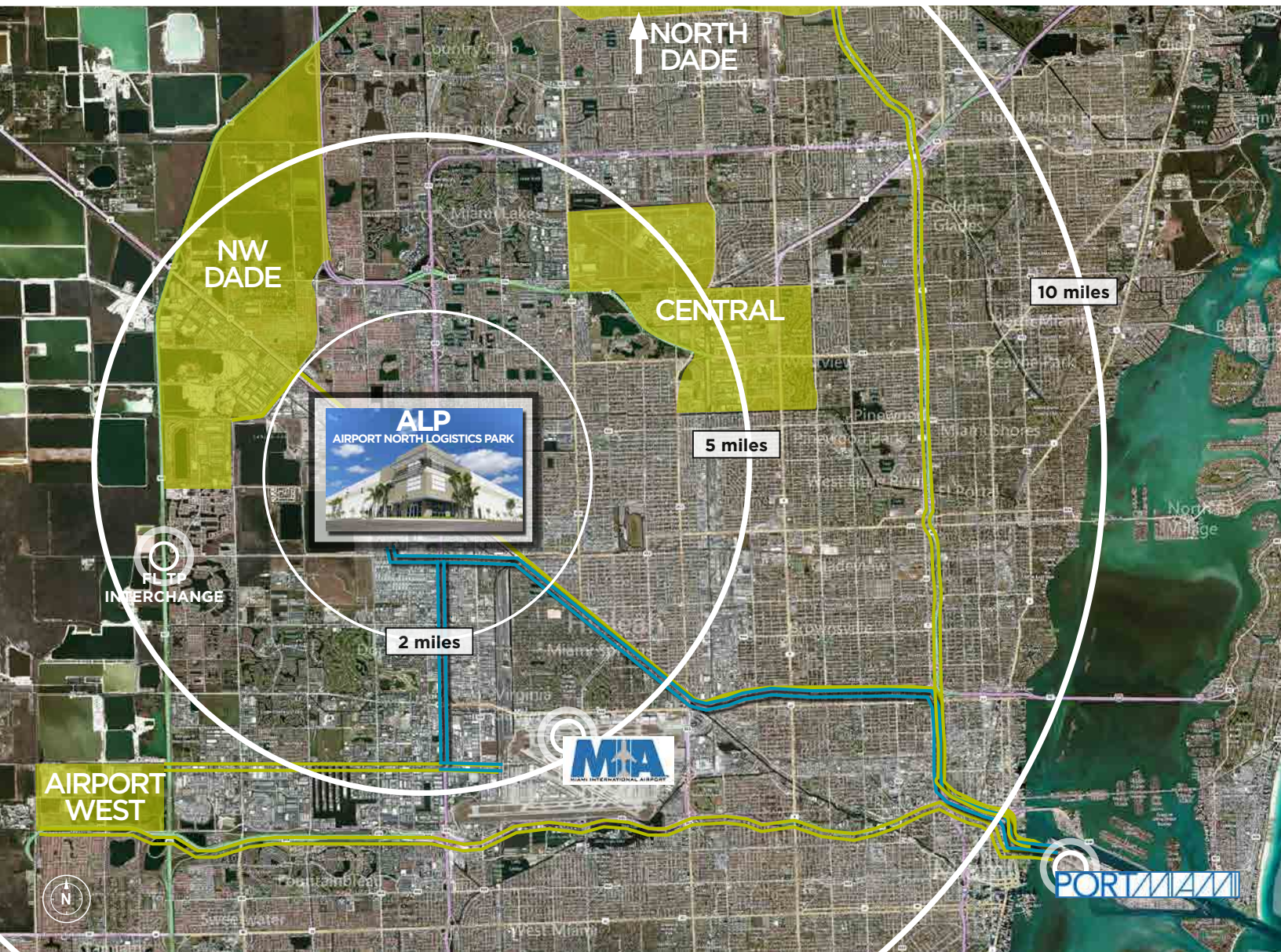
COME SEE WHY HIGH-PROFILE TENANTS HAVE CHOSEN ALP!

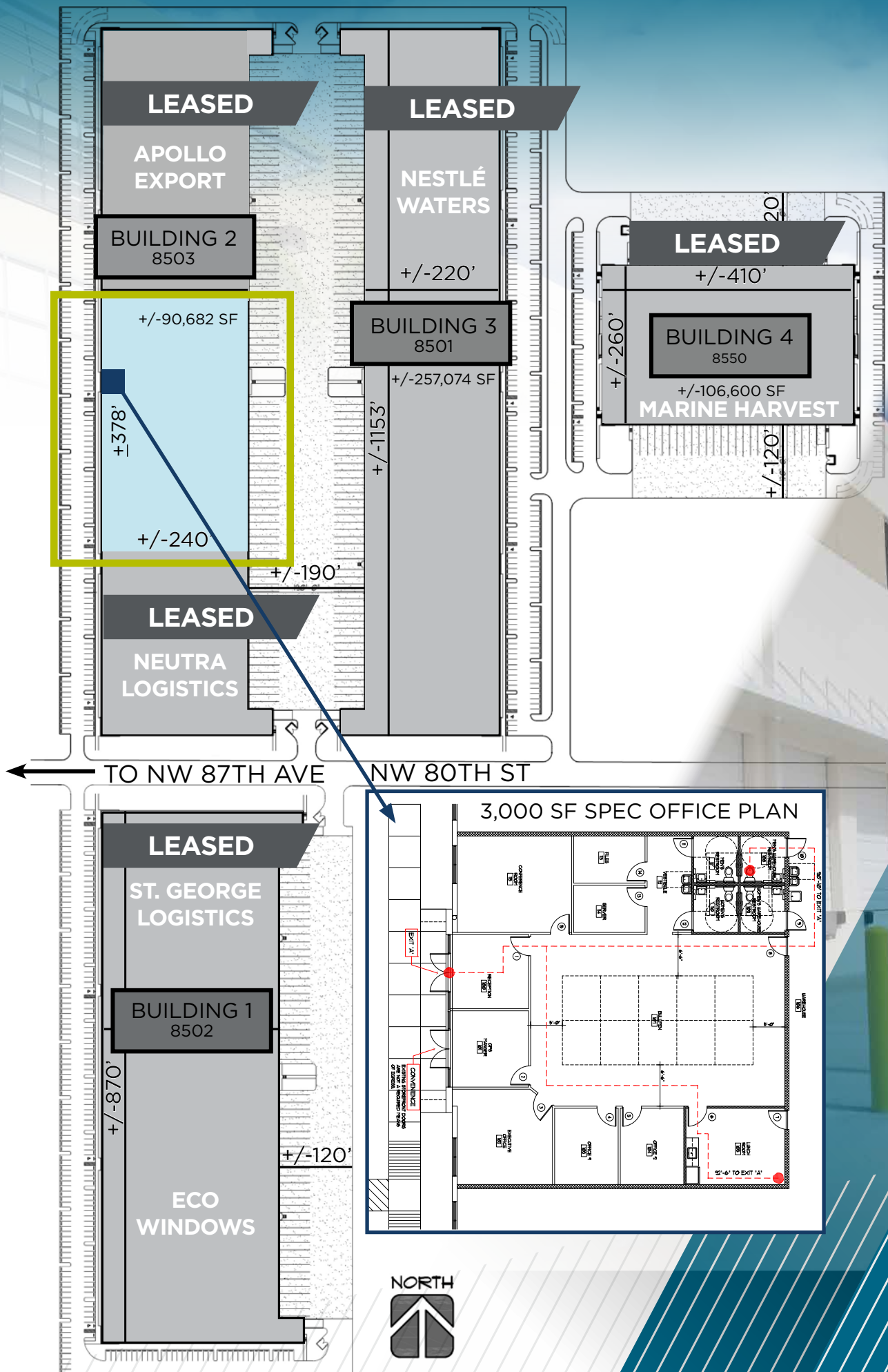
Airport North Logistics Park (ALP) is a Class "A" master-planned industrial park comprising 900,000± SF of state-of-the-art warehouse and distribution space. ALP is strategically located off NW 74th Street just west of the Palmetto Expressway and currently has 90,682± SF for lease in building two. High-profile tenants include:



PROPERTY HIGHLIGHTS

ADDRESS:	8503 NW 80th Street Medley, Florida 33166
UP TO SF AVAIL:	±38,880 to 90,682 SF
OFFICE AREA:	Built-to-suit/3,000 SF Spec Office
CEILING HEIGHT:	31'8" to 34'
OH DOORS:	27 OH Doors, Pit Levelers
COLUMN SPACING:	54'x 60', typ bay size 14,400 SF
TRUCK COURTS:	190' all concrete, fully secured
LIGHTING:	T-5 energy efficient lighting





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LOCATION OVERVIEW



CENTRALLY LOCATED

Ideal location with excellent accessibility, minutes from the Miami International Airport, SR 826 and the Florida Turnpike.



STATE-OF-THE-ART CONSTRUCTION

31'8"-34' clear heights throughout the warehouse, 190' all concrete shared truck court, 60' staging bay and 54' column spacing.



STABLE OWNERSHIP

ALP is home to high profile tenants to include Nestle Waters, Marine Harvest, ECO Windows, Apollo Export Warehouse and Neutralogistics.



HIGH QUALITY TENANTS

Airport North Logistics Park is a part of a long-term ownership strategy. **Your Landlord today will be your Landlord tomorrow.**

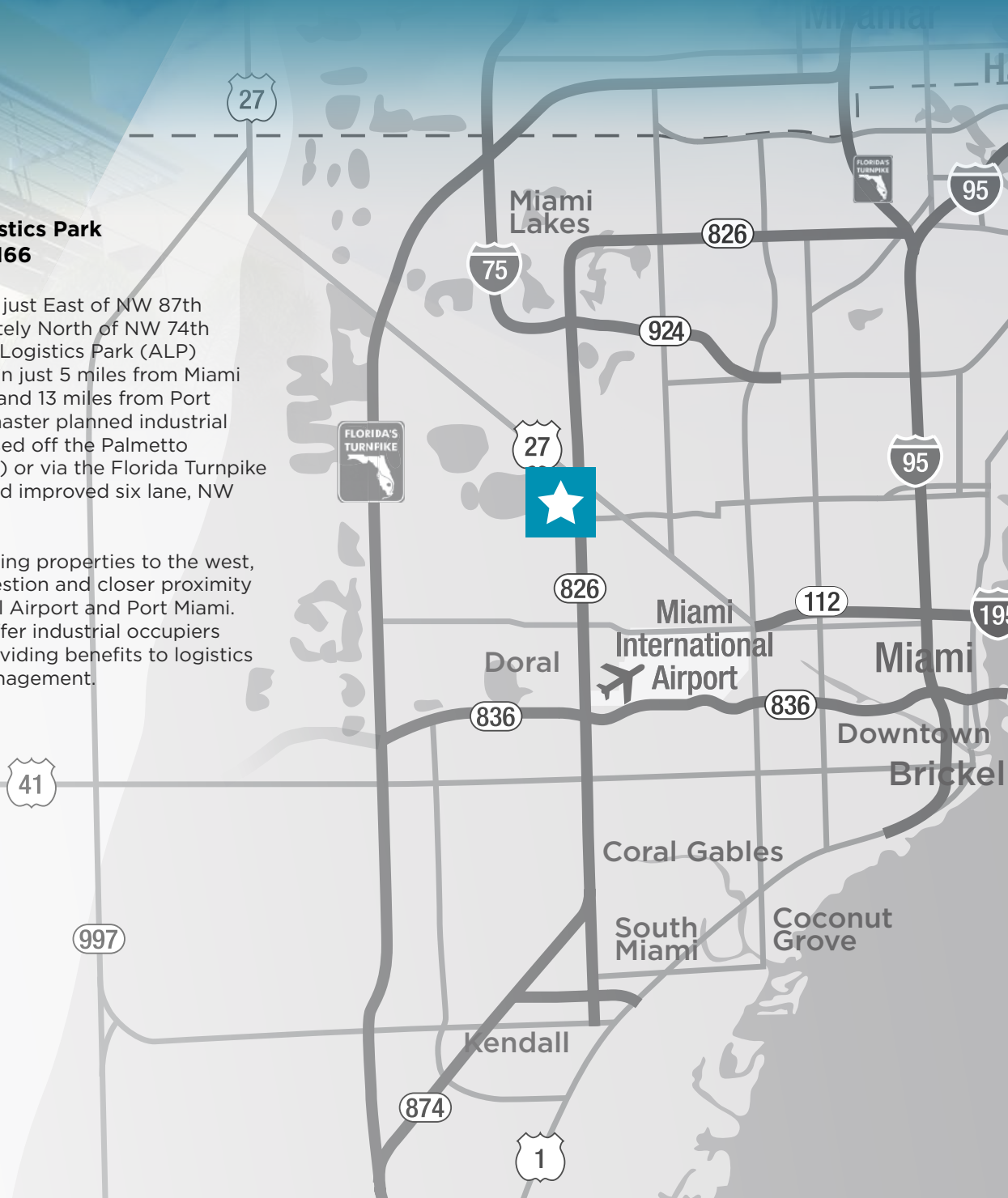


LOCATION

Airport North Logistics Park Medley, Florida 33166

Conveniently located just East of NW 87th Avenue and immediately North of NW 74th Street, Airport North Logistics Park (ALP) offers an ideal location just 5 miles from Miami International Airport and 13 miles from Port Miami. The 45 Acre master planned industrial park is quickly accessed off the Palmetto Expressway (S.R. 826) or via the Florida Turnpike using the widened and improved six lane, NW 74th Street.

Compared to competing properties to the west, ALP offers less congestion and closer proximity to Miami International Airport and Port Miami. ALP is designed to offer industrial occupiers rental value while providing benefits to logistics and supply-chain management.



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AMENITIES & DEMOGRAPHICS





AREA DEMOGRAPHICS

DEMOS	1 MILE	3 MILES	5 MILES
POPULATION	20	167,504	393,862
EMPLOYEES	14,814	132,702	324,302
HOUSEHOLDS	13	54,420	126,584
AVG. INCOME	\$50,000	\$41,809	\$43,815
AVG. AGE	57.5	41.8	41.3

TRAFFIC COUNTS

36,000 VPD	North Okeechobee from Palmetto
190,500 VPD	Palmetto Expressway
29,080 VPD	NW 74th Street exit from Palmetto



BEHIND THE SCENES OF ALP

The development team is led by Dallas based L&B Realty Advisors, who has been in the business of developing and managing core real estate, in virtually every major market in the U.S. for over 40 years. L&B is an advisor to numerous public funds and has acquired/managed over \$10.9 billion of industrial, retail, office and multifamily assets since inception.

Butters Construction and Management will be responsible for construction and property management of the park. Butters has extensive experience building industrial projects and tenant improvements and is one of the leading real estate companies in South Florida.

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ALP

TEAM MEMBERS:

WAYNE RAMOSKI
Executive Managing Director
+1 305 533 2840
wayne.amoski@cushwake.com

GIAN RODRIGUEZ
Managing Principal
+1 305 351 2452
gian.rodriquez@cushwake.com

SKYLAR STEIN
Senior Associate
+1 305 533 2867
skylar.stein@cushwake.com

NICOLE DIEZ
Marketing Coordinator
+1 786 792 5214
nicole.diez@cushwake.com

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