



M. MEDLEY

B U S I N E S S P A R K

7265 NW 74th Street Miami,
Miami-Dade County, FL 33166





■ Tailor a space that suits your needs

M.

DISCLOSURE

This offering is subject to errors, omissions, prior sale, change of price, or withdrawal without notice, and not intended to solicit currently listed property. This is not an offer to sell or solicitation of offers to buy condominium units in states where such offer or solicitation cannot be made. Prices, plans, and specifications are subject to change without notice. Void in states where prohibited. Additional restrictions may apply. Artist's conceptual renderings.

ORAL REPRESENTATION CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Plans, materials and specifications are subject to architectural and other revisions at the sole discretion of the developer, builder or architect, or as may be required by law. Floor plans shown are not to any particular scale. All dimensions are measured to the exterior boundaries of the exterior walls, corridor walls and to the centerline of interior demising walls and may vary from the description and definition of the "unit" set forth in the declaration. All dimensions are approximate, and all floor plans and development plans are subject to change.





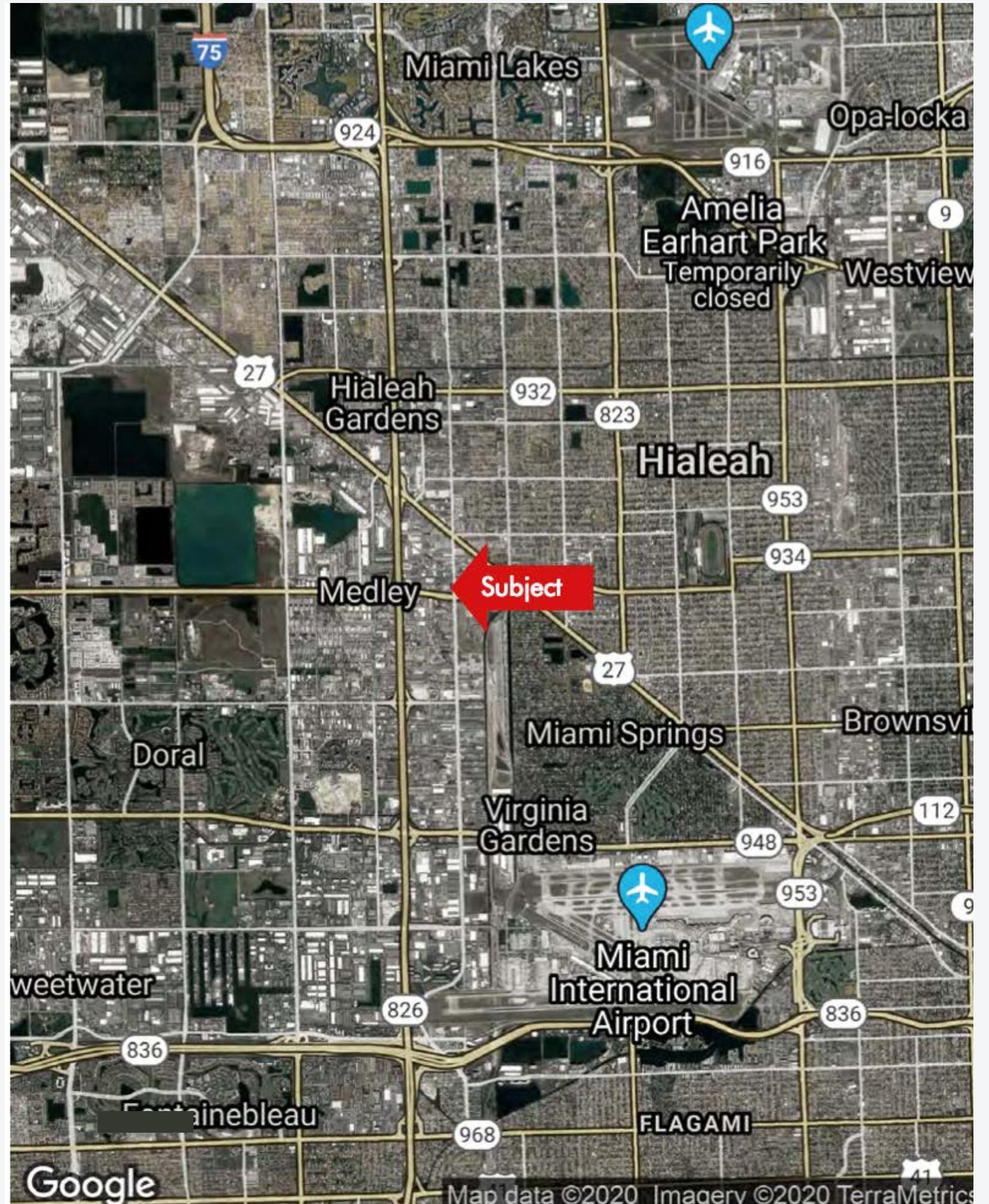
The best Strategic Location

Medley Business Park is **the perfect space to develop your business**. Modernity and luxury are just some of the key elements that define us, we offer our clients **FLEXIBLE opportunities** for tailored spaces that specifically suit your needs.

Strategically located in Dade County, in the city of Medley, the logistics epicenter throughout Dade, Broward and Palm Beach counties.



Why Medley?



Medley is one of the four cities with the **highest commercial growth in the state of Florida**, due to its proximity to Miami International Airport, Port Miami and the main highways of the region.

Commercial development is typically located along **Okeechobee Road**. The location offers immediate access to Palmetto Expressway, NW 74 St., St. & NW 75 St.



Location Highlights

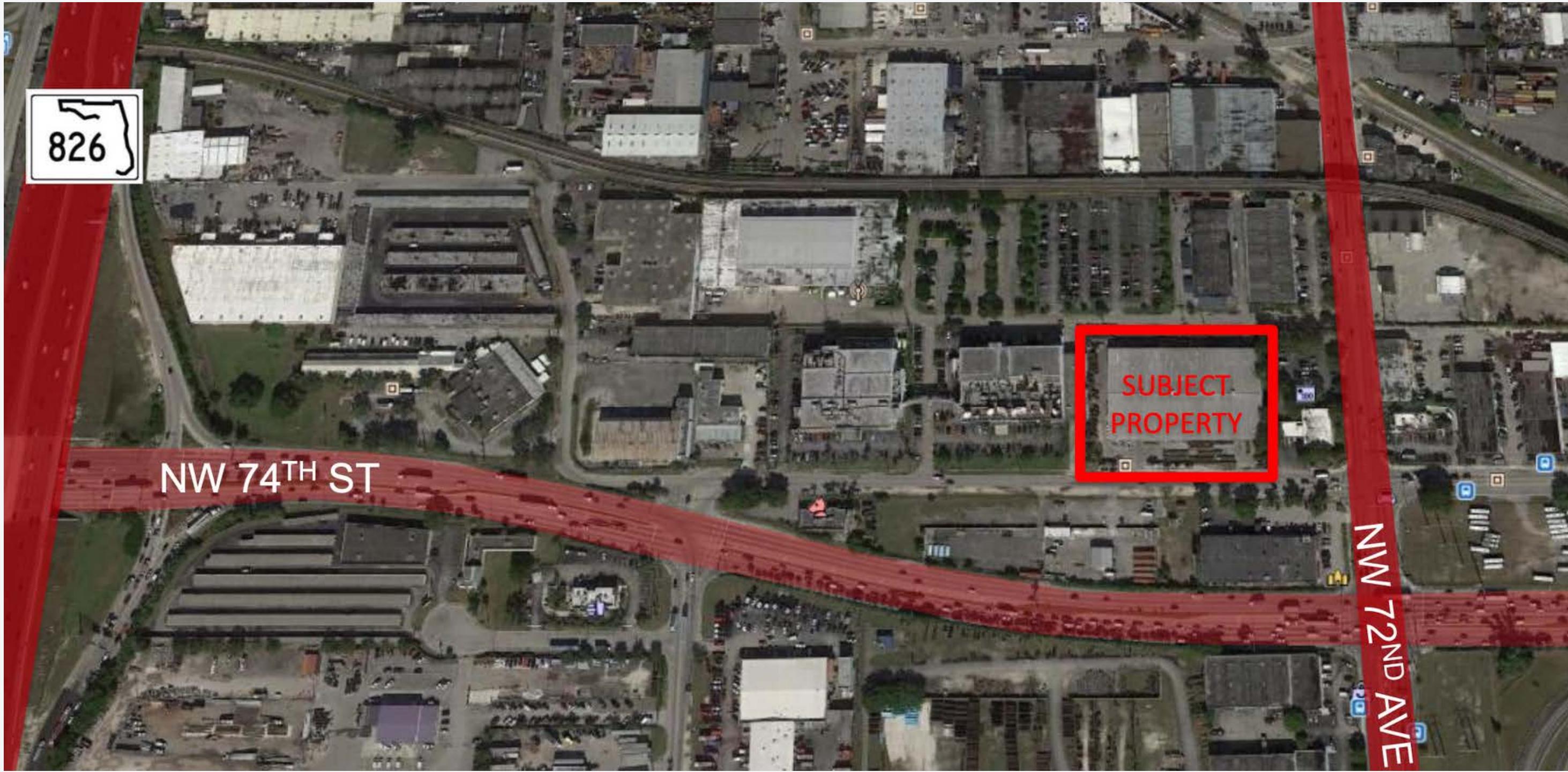


- **5 minutes from Hialeah**, which is the 11th most densely populated city in the USA.
- **5 minutes from Doral**, which is one of the 10 fastest growing residential and commercial cities in the USA.
- **10 minutes from Miami International Airport**. (MIA) offers more flights to Latin America and the Caribbean than any other airport in the USA. It handles the most tons of international cargo in the United States.
- **20 minutes from the Port**, The Port of Miami receives very large containers, is adapted for ships (Post Panama/ Mega-vessels) which has made it a focus for trade logistics.
- Within walking distance from Bank of America and Burger King.



VACANCY RATES LESS THAN

4% FOR THE LAST 10 YEARS



- Medley Business Park is located in the Miami-Dade industrial market and Medley Industrial submarket, which are **currently exhibiting occupancy rates of 96.2% and 97.1%, respectively.**
- The South Florida industrial market is **one of the strongest markets in the country** with continued growth projected over the next few years.



EACH UNIT INCLUDES:

Office area with finished flooring, painted walls, air conditioning, bathroom, each warehouse includes one mezzanine, new fire alarm system, prefabricated steel stairs, doors and glasses hurricane proof, fiber optics, heavy load storage capacity.

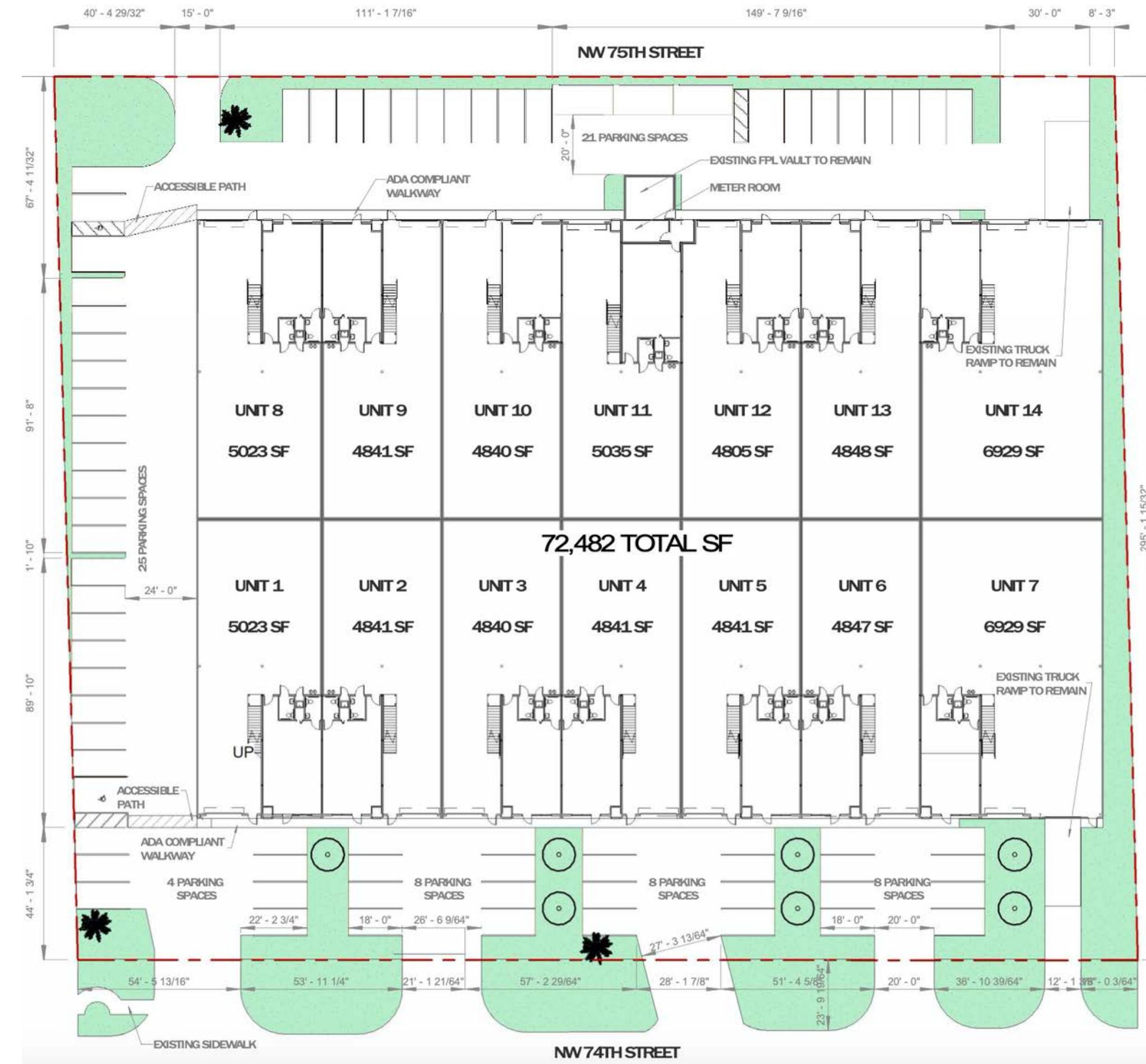


UNIT SIZES FLEXIBLE

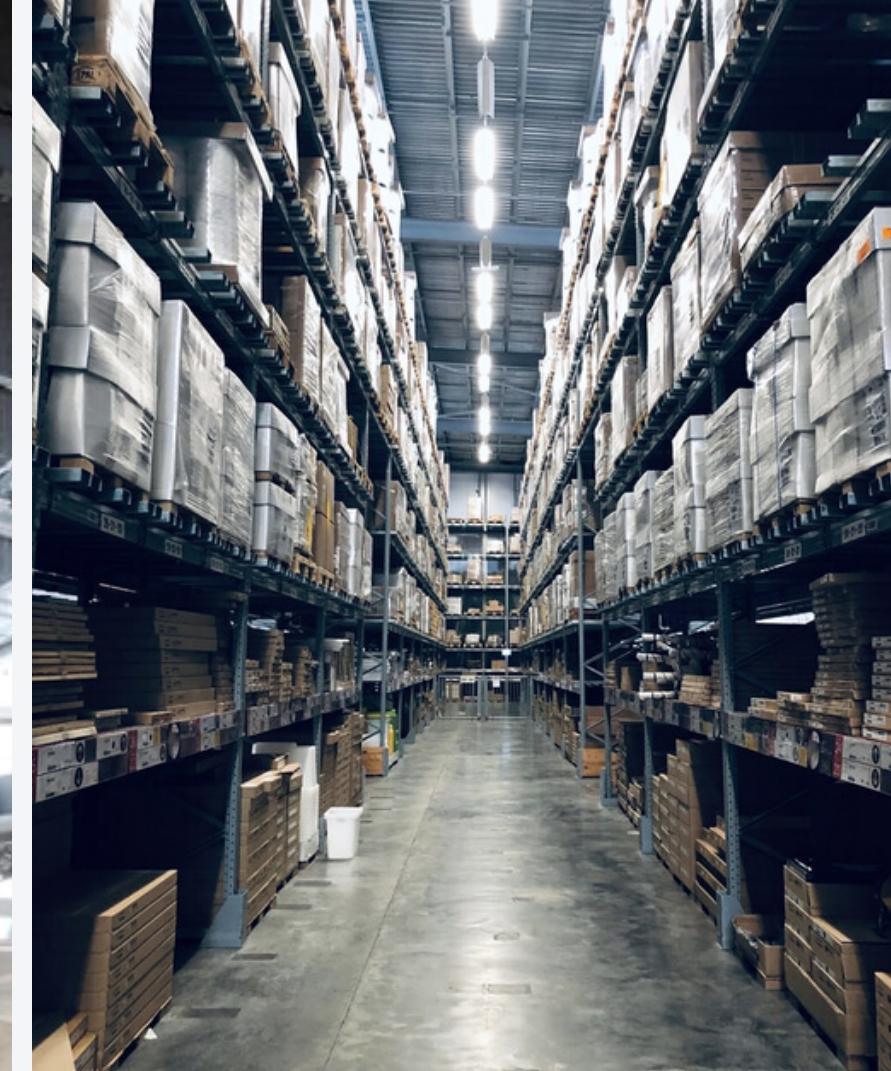
FOR RENT OR SALE

RANGE FROM
4,500 SF AND UP

14 units with conditioned office
and Bathroom, large industrial
garage door.



TAILOR A SPACE THAT SUITS YOUR NEEDS



BUSINESS INSPIRATION

Meet the TEAM

7265 MEDLEY CORP is an innovative development firm that is committed to creating an exceptional experience, **with over 30 years of background** in development and real estate. We achieve **maximum sustainability, with beautiful and modern architecture**, while protecting the surroundings and Increasing the value of the area.



RUKAN is an architecture company with over **2 million square feet of space completed** in a large-scale spectrum of sectors that include industrial, commercial, and residential buildings. By instilling our core value of **practical creativity into each step** of the building process. It includes permitting, testing, surveying, and inspection services so that our work never stopped before or during construction.



Contact us



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