



  
TRANSWESTERN

REAL ESTATE  
SERVICES

MEDLEY, FL

# 8050 NW 90<sup>TH</sup> ST

Real Estate

The 8050 SW NW 9<sup>th</sup> St in Medley, FL, is a fully fenced 6.72-acre lot with a 55,000 SF Warehouse abutting the FEC rail. The property's building features 4,500 SF of office space, an existing crane system and 28'-37' clear ceilings with various potential uses. The oversized lot provides immediate access to Palmetto Expressway via Okeechobee Road and NW 74<sup>th</sup> St.

Tranwestern represented the buyer Terreno Realty Corporation (NYSE:TRNO) in the \$20 million purchase of the asset in July 2022. "The incredibly unique property presented a rare opportunity" said Carlos Gaviria "There are no other sites on the market in South Florida that offer a building of this size".

Terreno engaged Transwestern to market the site for lease.

By January 2023, the South Florida Industrial Team negotiated the 10-year lease of the warehouse at 8050 NW 90th St., for a North American provider of equipment rentals.

"Subdividing the property offered several potential leasing scenarios. However, the tenant realized the utility and advantages of occupying the full site, creating a win-win for the tenant and owner." - Carlos Gaviria.

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unique property  
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opportunity"

Carlos Gaviria  
Vice President

Transwestern's [South Florida Industrial](#) team of [Carlos Gaviria](#), [Ben Eisenberg](#), [Walter Byrd](#), and [Thomas Kresse](#) represented the owner, Terreno Realty Corporation (NYSE: TRNO), in the transaction.