

**AIRPORT NORTH  
LOGISTICS PARK**

**APN**

**STATE-OF-THE-ART  
INDUSTRIAL PARK  
TOTALING ±900,000 SF**  
8499 - 8503 NW 80th Street  
Medley, Florida 33166



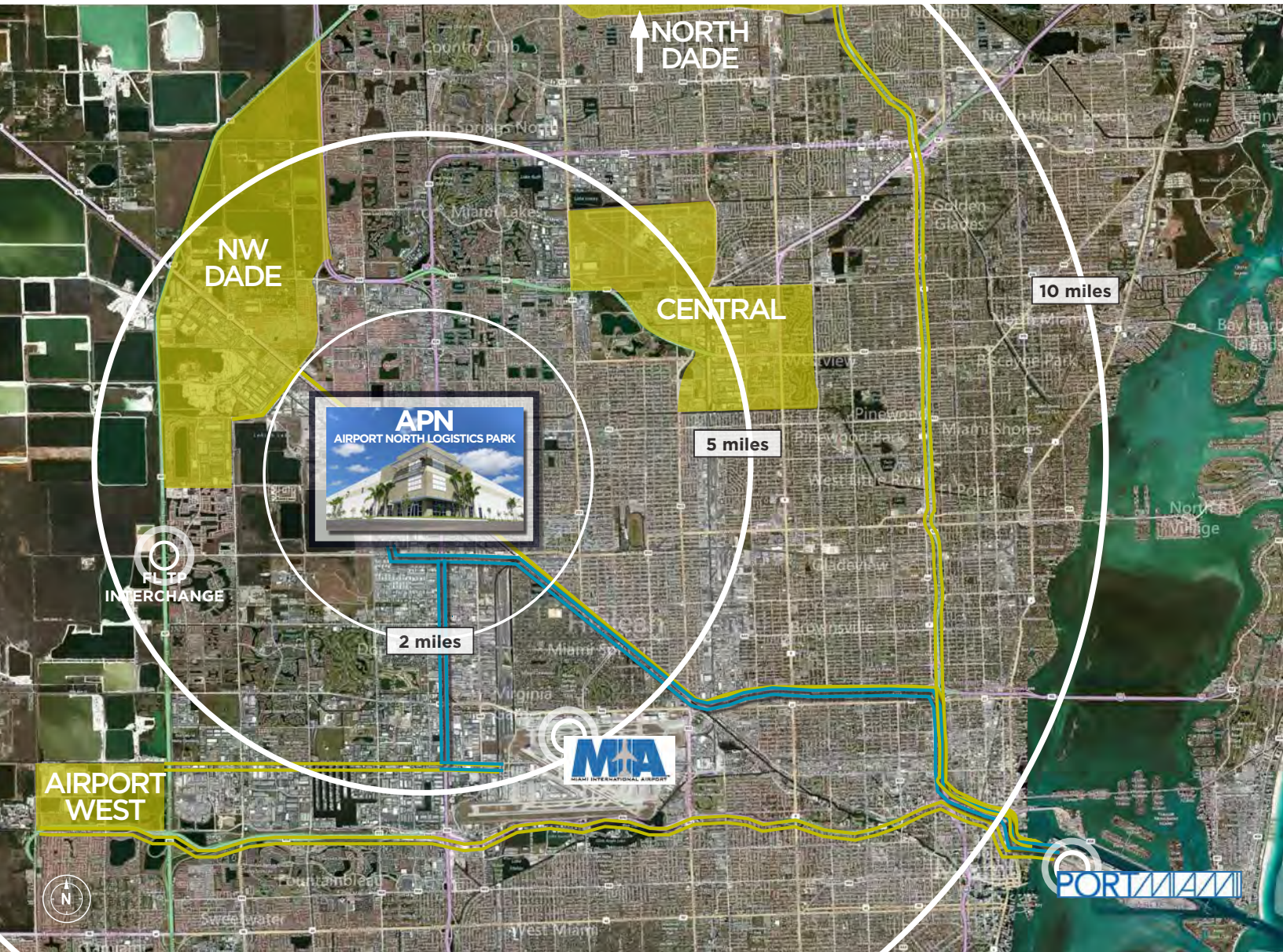
[cushmanwakefield.com](http://cushmanwakefield.com)

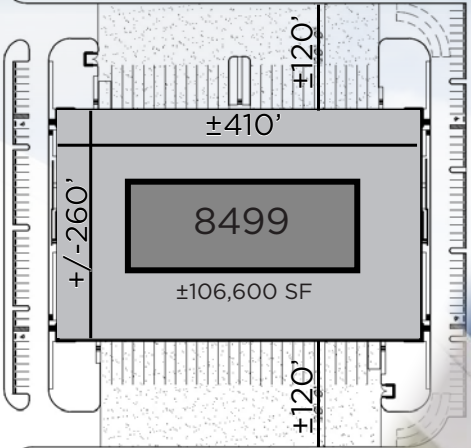
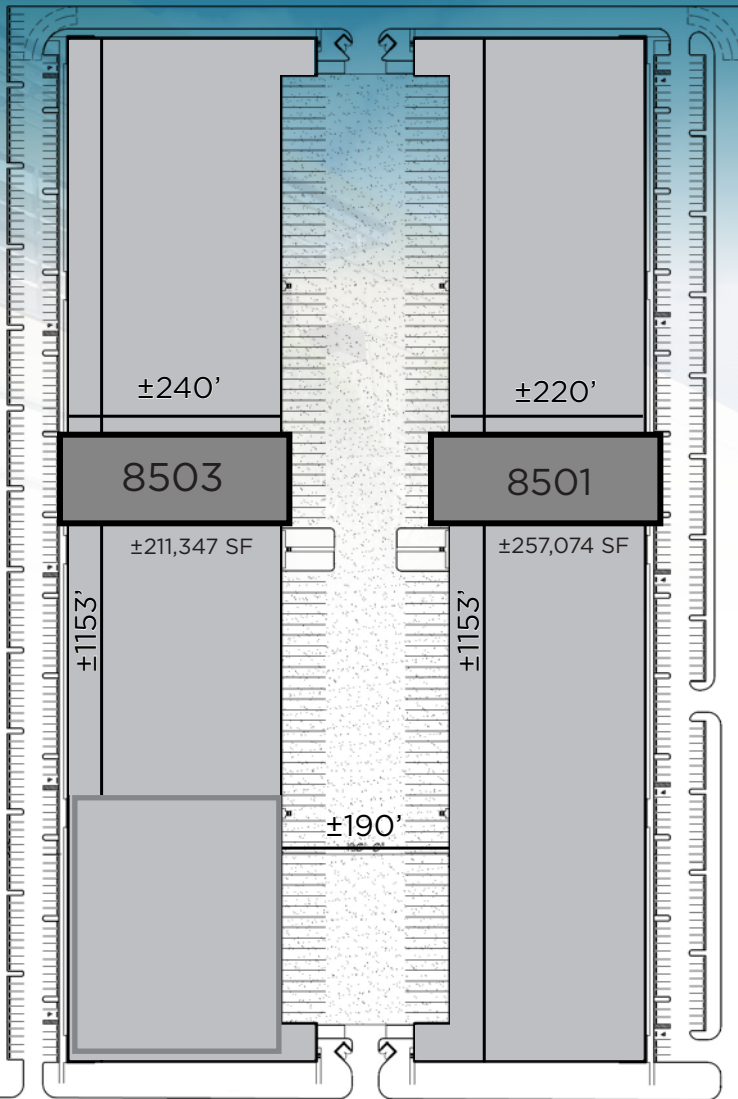
# AIRPORT NORTH LOGISTICS PARK

## COME SEE WHY TENANTS HAVE CHOSEN APN!

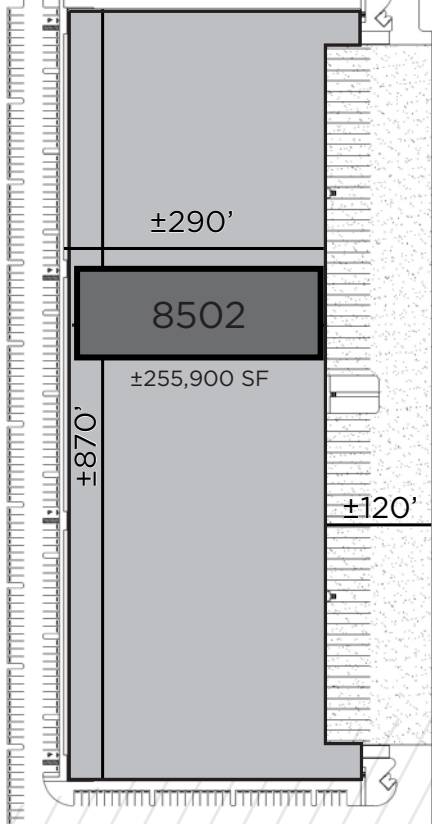
Airport North Logistics Park (APN) is a Class "A" master-planned industrial park comprising ±900,000 SF of state-of-the-art warehouse and distribution space. APN is strategically located off NW 74th Street just west of the Palmetto Expressway.

**MQWI**





TO NW 87TH AVE ← NW 80TH ST



# AIRPORT NORTH LOGISTICS PARK

## 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 truck court, 60' staging bay and 54' column spacing.



### STABLE OWNERSHIP

Airport North Logistics Park is a part of a long-term ownership strategy.



### HIGH QUALITY TENANTS

APN is home to high profile tenants such as Nestle Waters, MOWI, ECO Windows, Apollo Global Logistics and Interworld Freight.

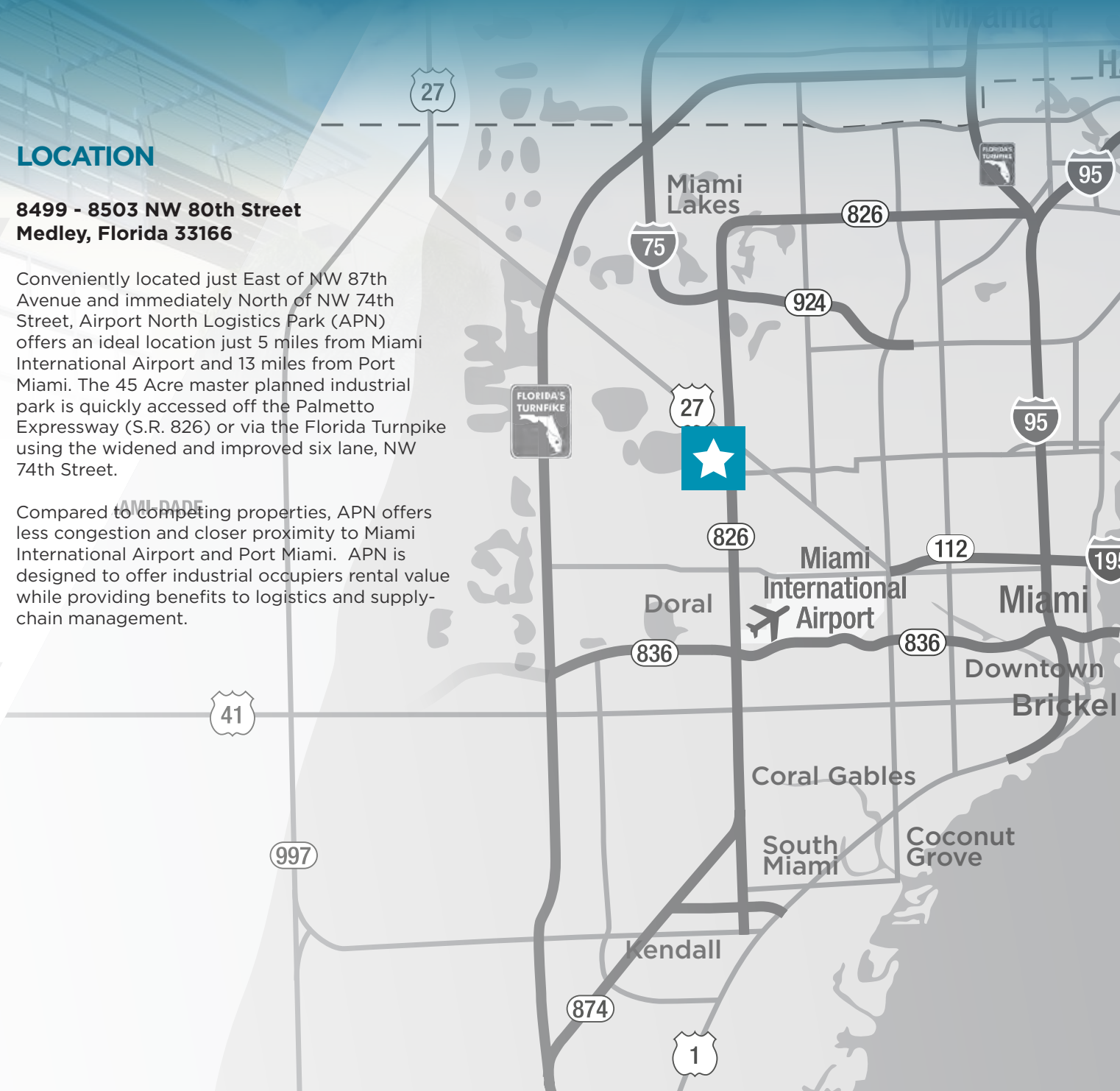


## LOCATION

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Medley, Florida 33166**

Conveniently located just East of NW 87th Avenue and immediately North of NW 74th Street, Airport North Logistics Park (APN) 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, APN offers less congestion and closer proximity to Miami International Airport and Port Miami. APN is designed to offer industrial occupiers rental value while providing benefits to logistics and supply-chain management.



# AIRPORT NORTH LOGISTICS PARK

## AMENITIES & DEMOGRAPHICS





3 miles

| 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     |

|             |                                   |
|-------------|-----------------------------------|
| 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 APN**

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 50 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 is responsible for the professional 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.

# AIRPORT NORTH LOGISTICS PARK FOR LEASE

STATE-OF-THE-ART  
INDUSTRIAL PARK  
TOTALING ±900,000 SF  
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Medley, Florida 33166

# APN

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