



10201 NW 112TH AVENUE
MEDLEY / FLORIDA



Flagler Station II

**37,437 SF
Warehouse for Lease**

CBRE

Property Overview

Immediate access to Florida Turnpike via Flagler Station's own interchange.

Easy access to SR 836 (Dolphin Expressway), SR 826 (Palmetto Expressway) & US-27 (Okeechobee Road).

Located within 13 miles of Miami International Airport, 18 miles to PortMiami & 30 miles to Port Everglades.

Flagler Station is a strategically located, 9 million square foot corporate campus offering office, retail, and industrial development.

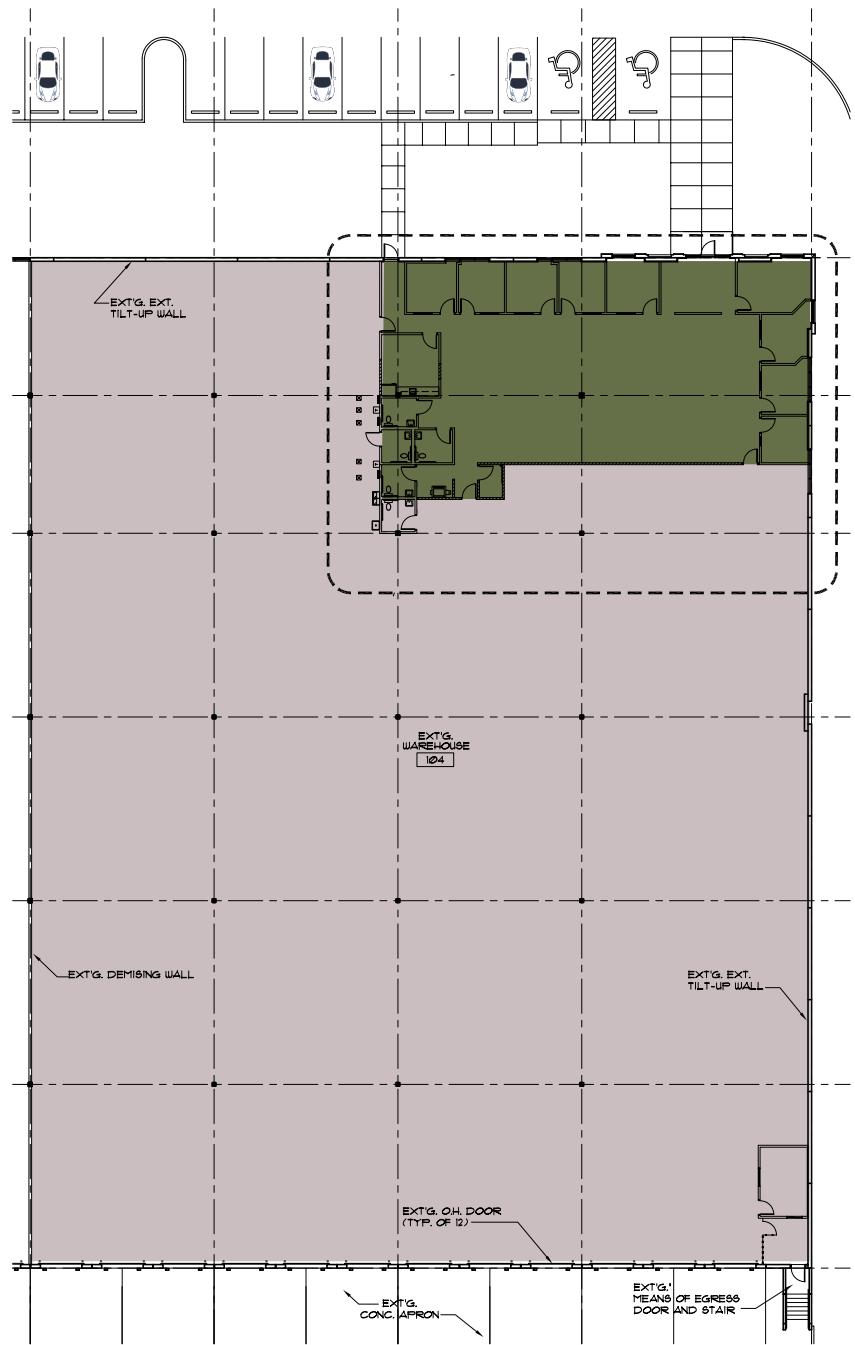


Property Features

Building 30, Suite 20

Total Available	37,437 SF
Primary Office	4,333 SF
Warehouse	33,104 SF
Clear Height	30'
Loading	11 docks, 1 ramp
Column Spacing	40' width
Lighting	T5 High Efficiency Lighting
Sprinkler	ESFR
OpEx	\$4.25 PSF
Availability	Immediately
Comments	Corporate park environment Class A distribution space

Floor Plan





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