



10201 NW 112TH AVENUE
MEDLEY / FLORIDA



Flagler Station II

**70,000 SF -
88,011 SF**
Warehouse for Lease

CBRE

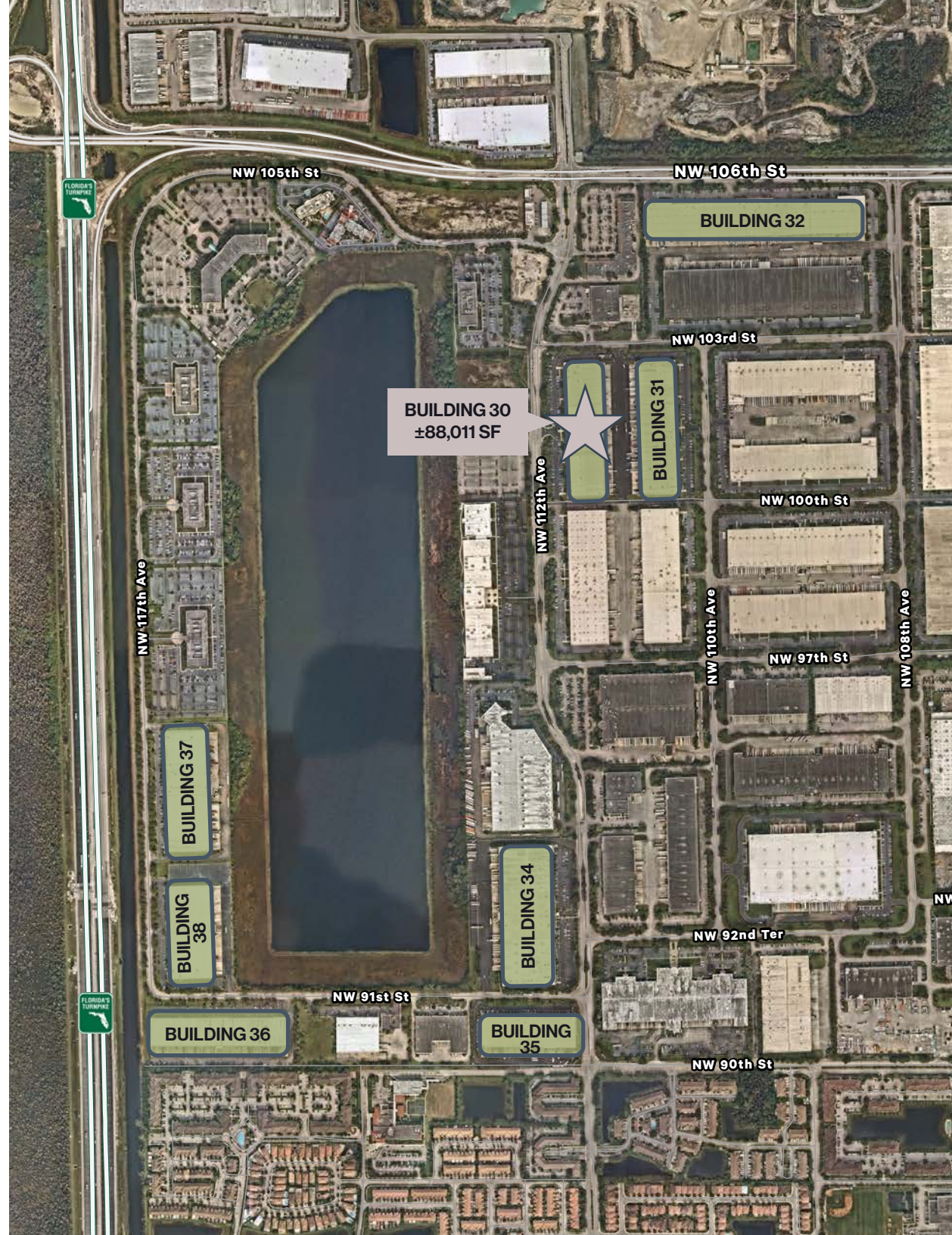
Property Overview

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.

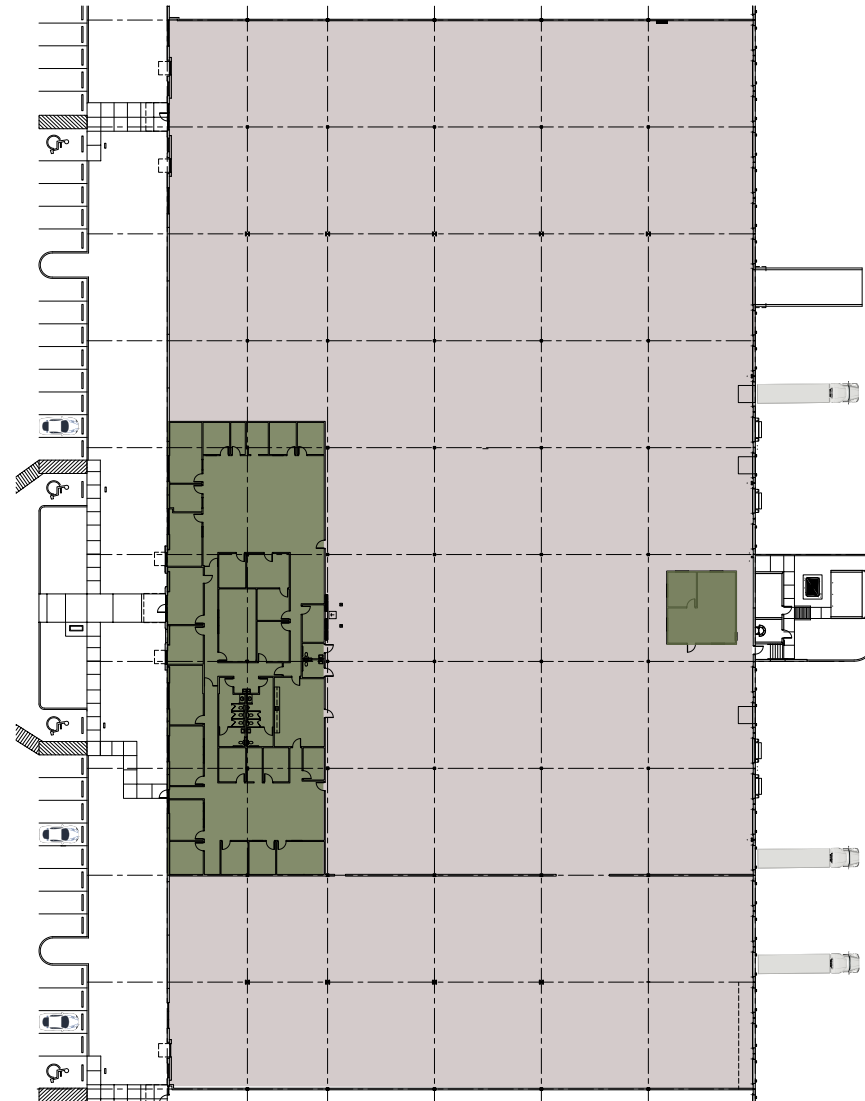


Property Features

Building 30, Suite 10

Total Available	70,000 SF - 88,011 SF
Primary Office	9,834 SF
Warehouse Office	715 SF
Warehouse	77,462 SF
Clear Height	30'
Loading	26 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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