



10800 NW 106TH STREET
MEDLEY / FLORIDA



Flagler Station II

35,611 SF
Warehouse for Lease

CBRE

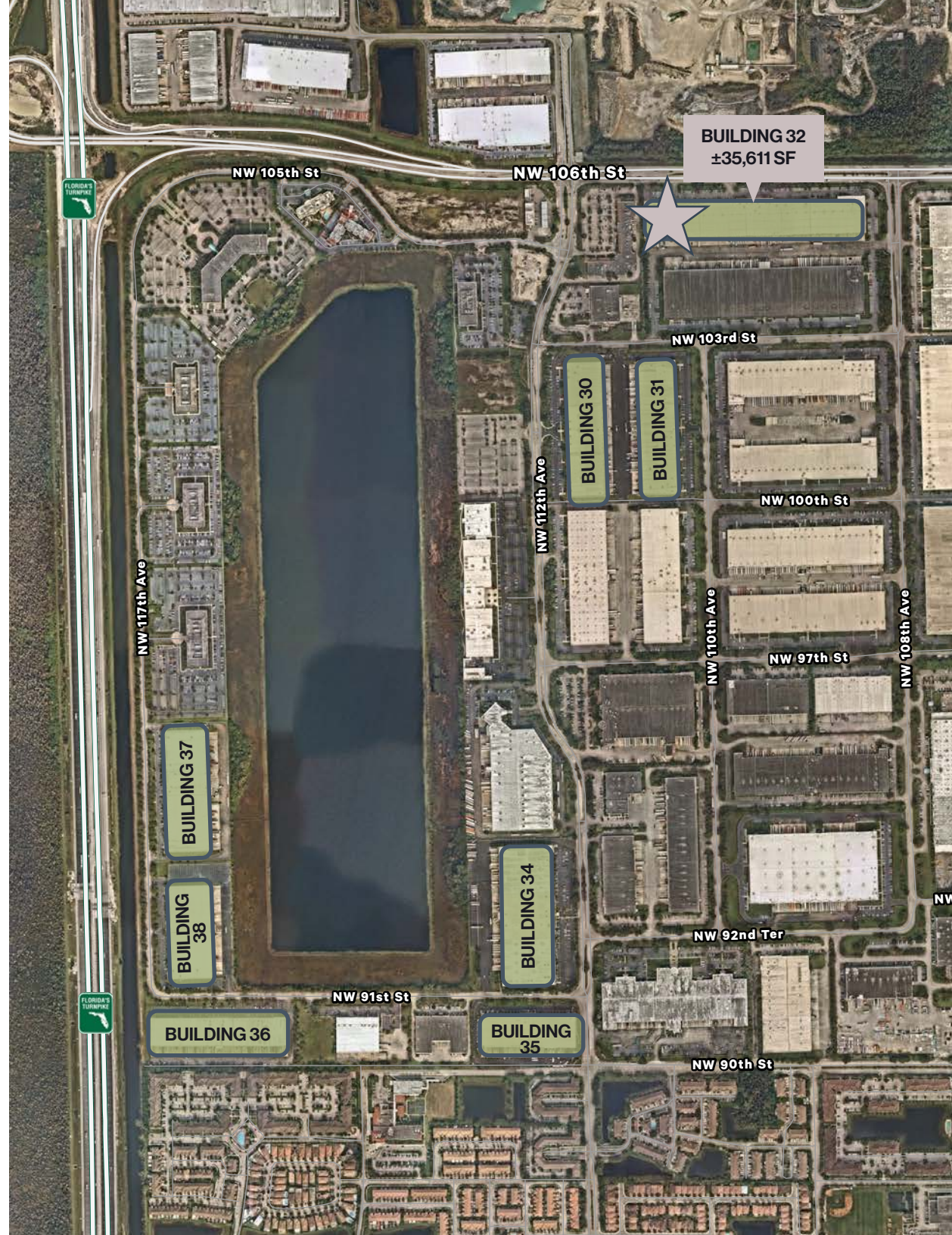
Property Overview

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.

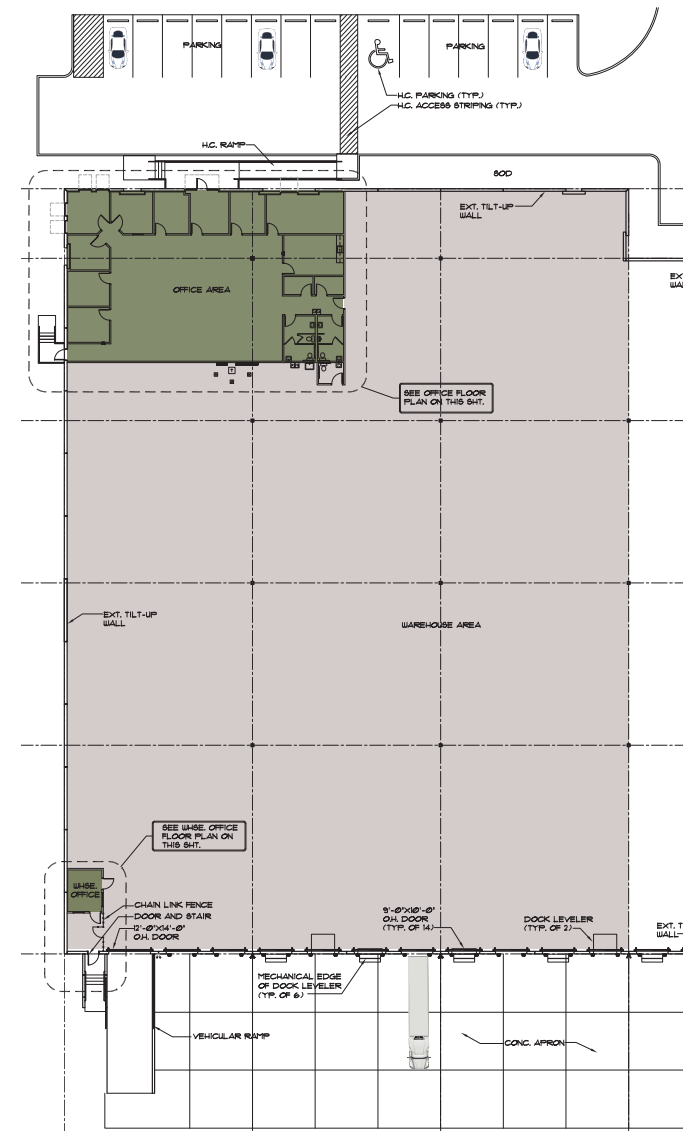


Property Features

Building 32, Suite 1

| | |
|------------------|--|
| Total Available | 35,611 SF |
| Primary Office | 3,966 SF (includes the warehouse toilet) |
| Warehouse Office | 134 SF |
| Warehouse | 31,511 SF |
| Clear Height | 30' - 32' |
| Loading | 10 dock positions + 1 oversized ramp |
| Dock Equipment | 6 edge of dock + 2 pit levelers |
| Column Spacing | 52' width |
| Lighting | T5 High Efficiency Lighting |
| Sprinkler | ESFR |
| NNN / OpEx | \$16.50 / \$4.37 |
| Availability | Immediately |

Floor Plan





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