



10201 NW 112TH AVENUE  
MEDLEY / FLORIDA



# Flagler Station II

**46,228 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.***

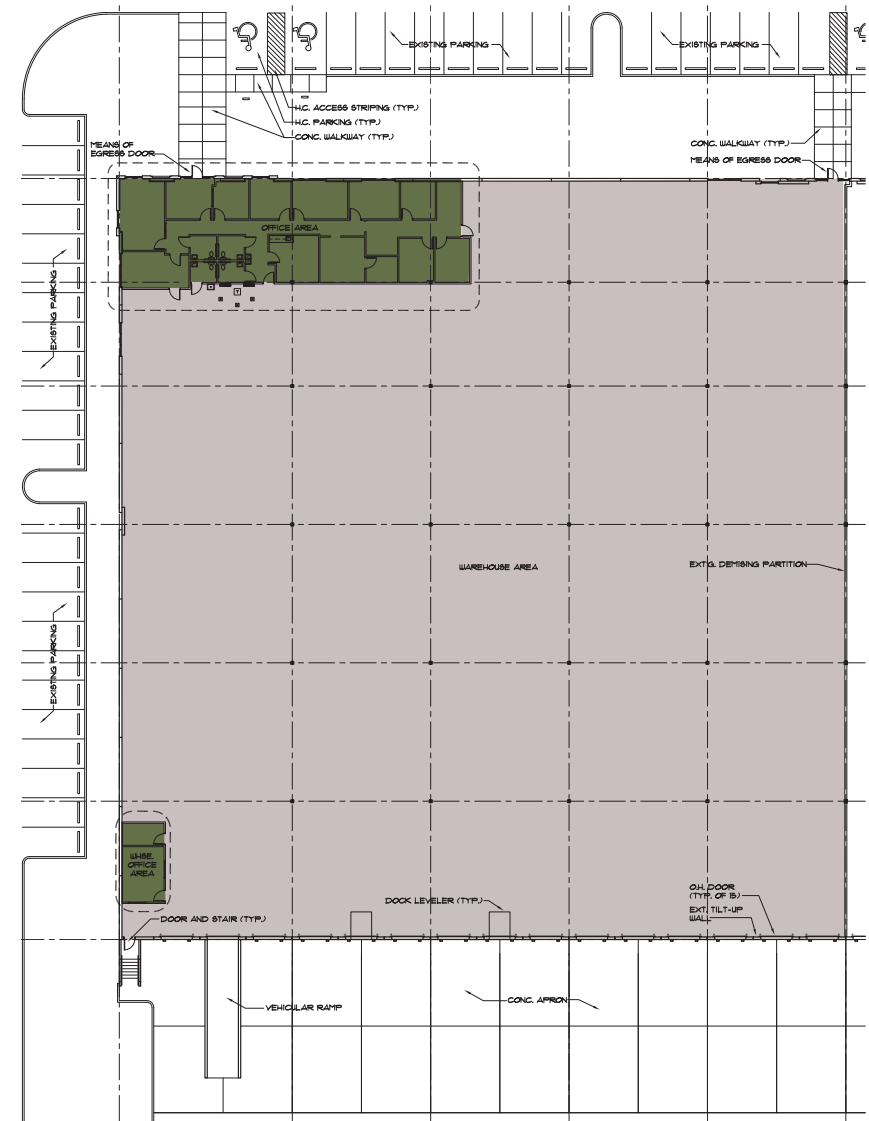


# Property Features

## Building 30, Suite 1

Total Available	46,228 SF
Primary Office	3,048 SF
Warehouse Office	297 SF
Warehouse	42,883 SF
Clear Height	30'
Loading	14 docks, 1 ramp
Column Spacing	40' width
Lighting	T5 High Efficiency Lighting
Sprinkler	ESFR
2026 OpEx	\$4.25 PSF
Availability	May 2026
Comments	North end cap space Corporate park environment Class A distribution space

## Floor Plan







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