



10800 NW 106TH STREET  
MEDLEY / FLORIDA



# Flagler Station II

**35,611 SF**

**Warehouse for Lease**

**CBRE**



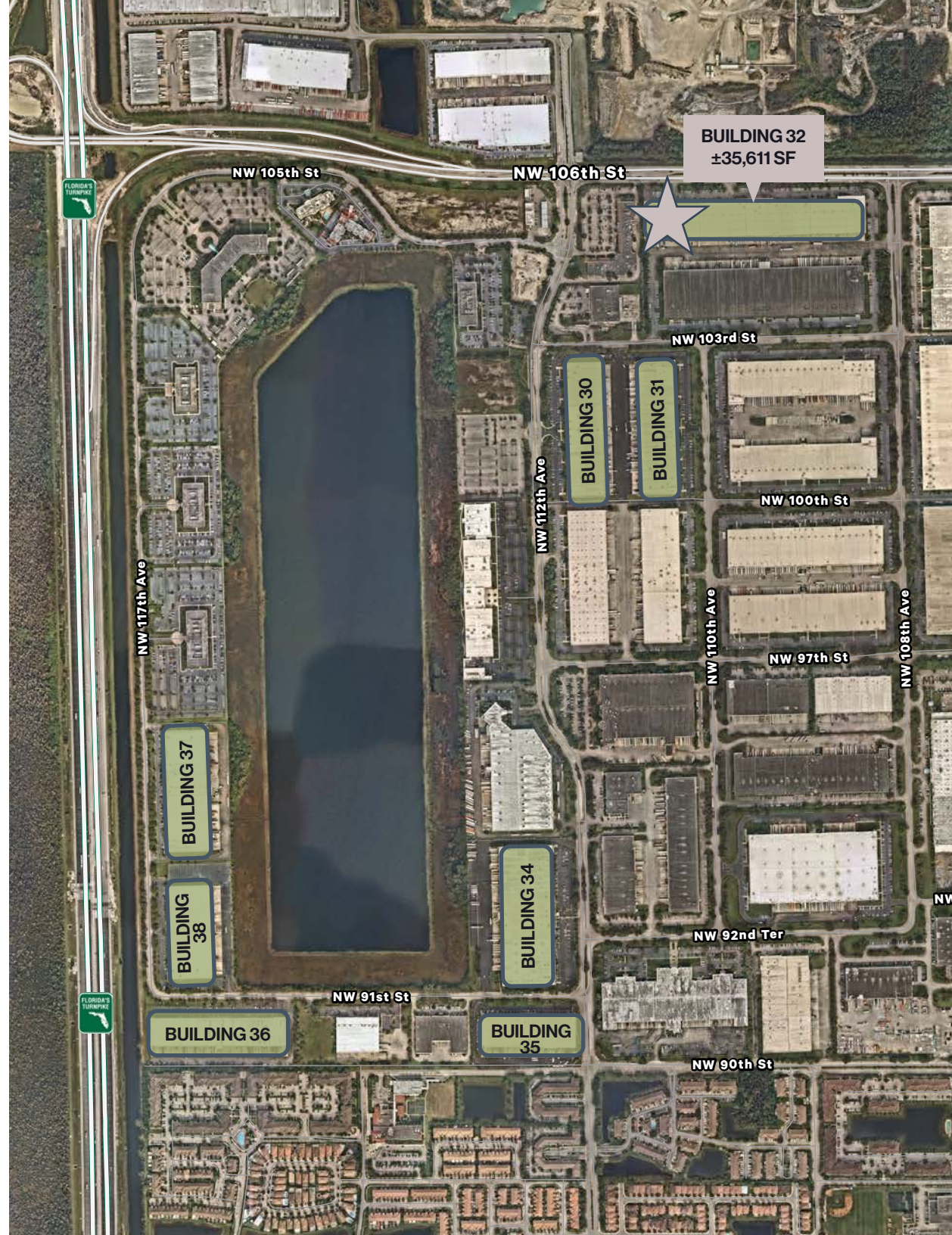
# Property Overview

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.***

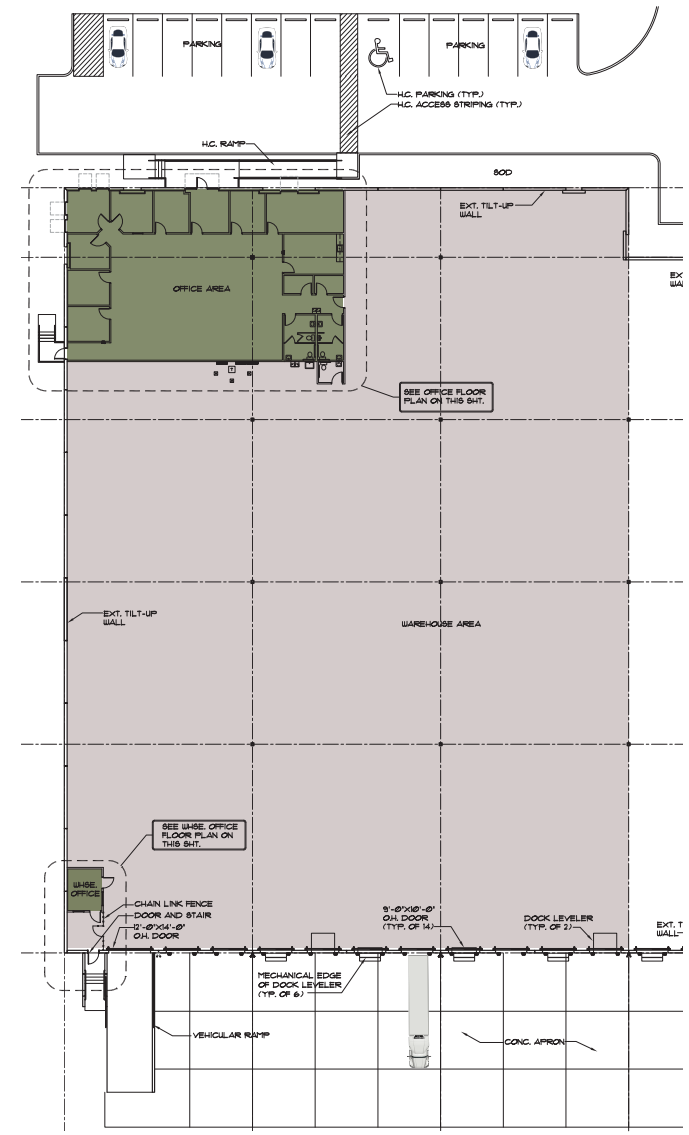


# Property Features

## 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
OpEx	\$4.37 PSF
Availability	Immediately

## Floor Plan







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