



PROLOGIS FLAGLER STATION

BUILD-TO-SUIT OPPORTUNITY

Delivery 2027

FLORIDA'S TURNPIKE

A Prime Opportunity in one of Miami's Top Logistics Park



Located in established Flagler Station



1 mile from Florida's Turnpike



Build-to-suit layout flexibility



At the center of South Florida logistics

Flexibility & Function

340K+ Total SF

18.49 Acre Lot

Non-Shared
Truck Court

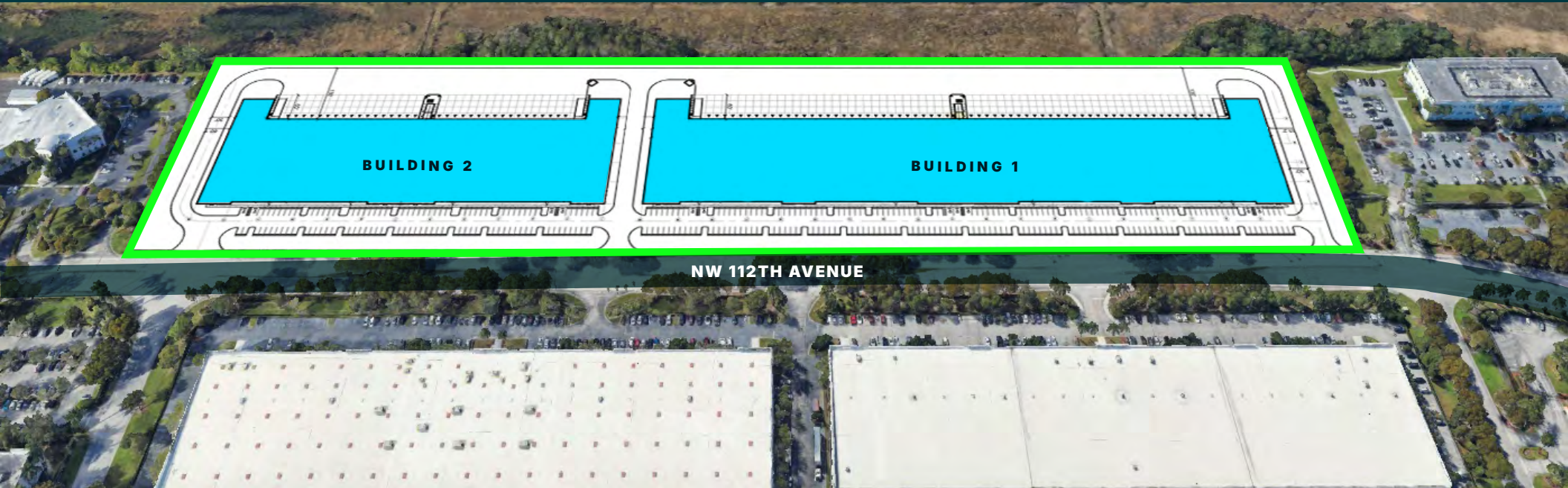
Up to 4,000 amps
at 480 volts
3-phase

BUILDING 1

Size	208,500 SF
Clear Height	36'
Building Depth	190'
Exterior Docks	62 doors
Drive-In Doors	2 ramp doors
Office	Built-to-Suit
Parking	209 spaces (1.00/1,000)
Truck Court	130' non-shared

BUILDING 2

Size	132,328 SF
Clear Height	36'
Building Depth	190'
Exterior Docks	34 doors
Drive-In Doors	2 ramp doors
Office	Built-to-Suit
Parking	114 spaces (1.00/1,000)
Truck Court	130' non-shared



Alternate Site Plan

208,500 SF
Building

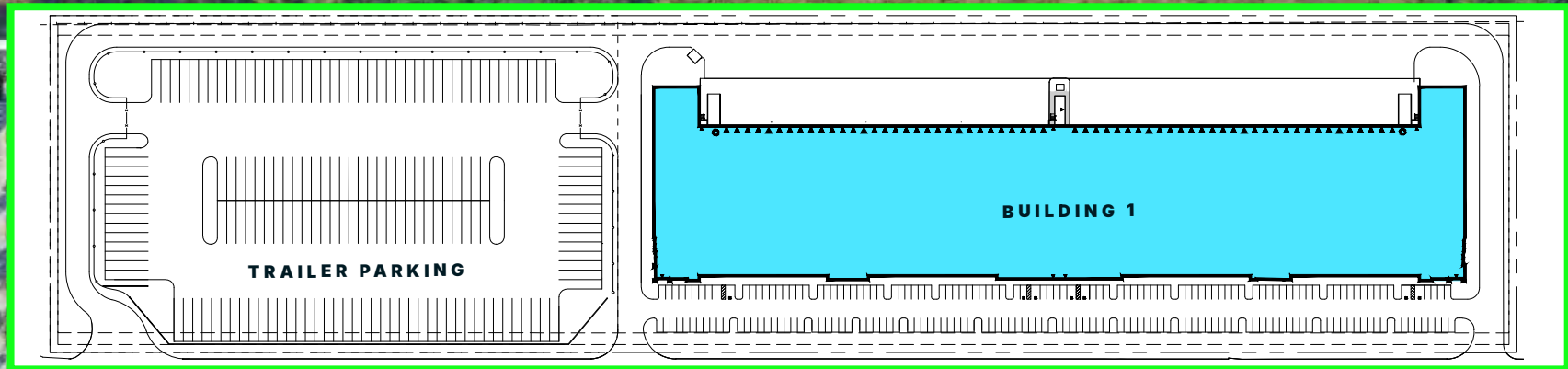
171 Trailer
Parking

36' Clear
Height

62 Docks
2 Drive-Ins

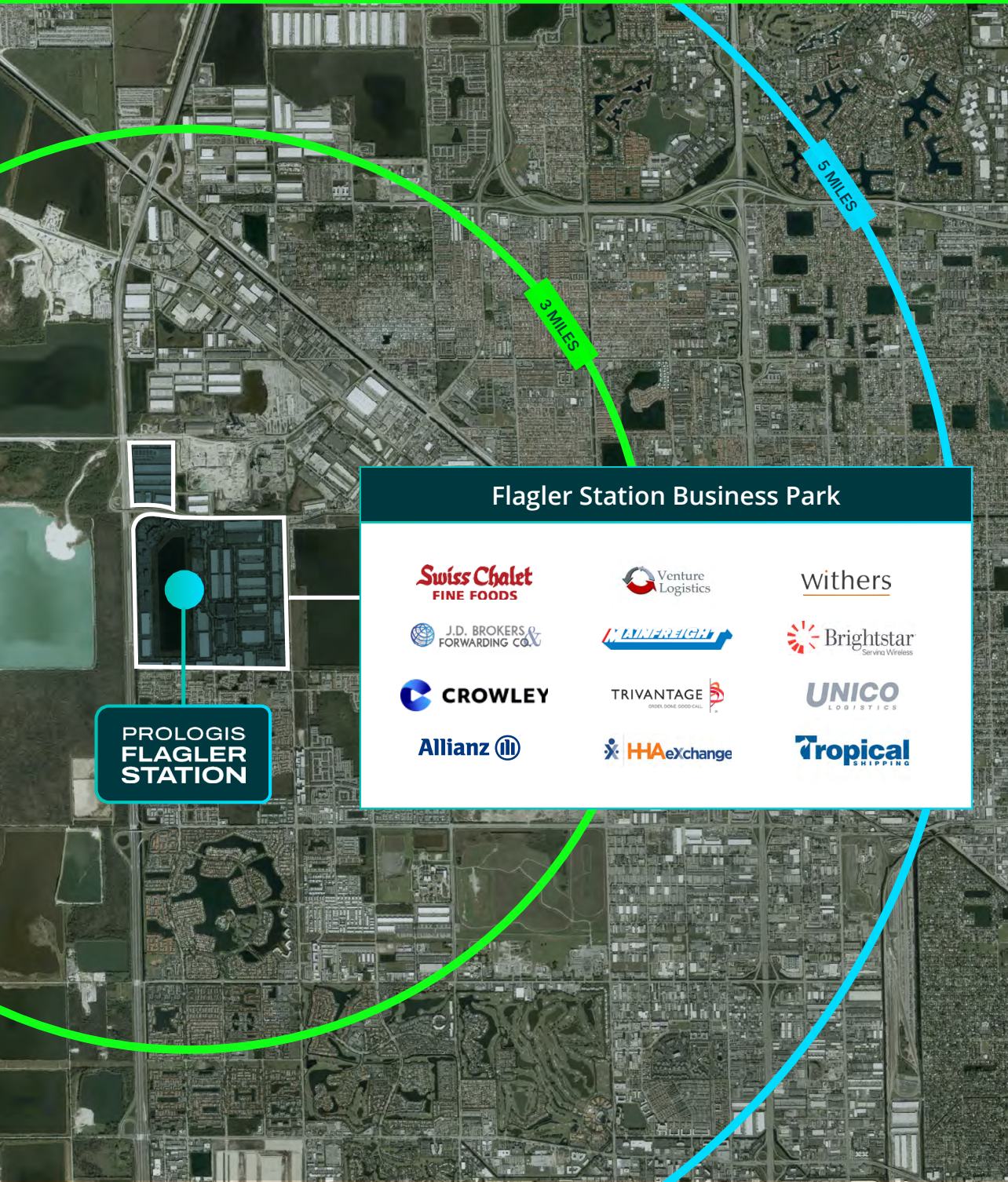
190' Building
Depth

209 Parking
Spaces



NW 112TH AVENUE

At the Center of Commerce



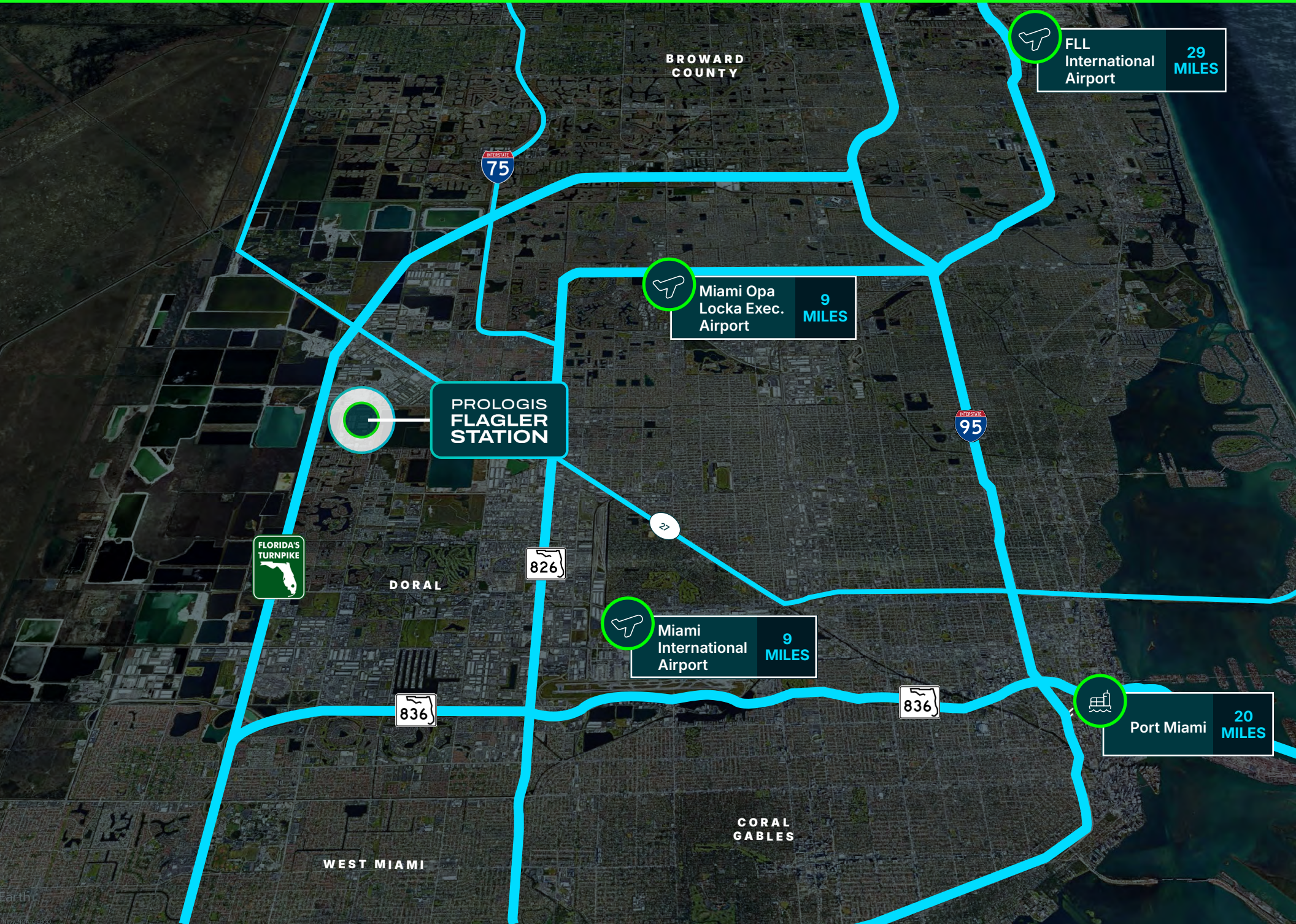
Flagler Station Business Park

**PROLOGIS
FLAGLER
STATION**


9M square-foot campus style business park	150+ existing businesses at Flagler Station	32+ restaurants within a 5 mile radius
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Prologis Flagler Station's location connects you to a skilled labor force, making it easier to expand operations and maintain productivity.

LABOR FORCE	3 MILE	5 MILE
Total Population	85,737	241,526
Labor Force	35,424	176,089
Transportation & Warehousing	3,344	10,608
Manufacturing	4,558	14,043
Wholesale Trade	6,134	20,422
Retail Trade	4,533	25,934



BROWARD COUNTY

 FLL International Airport 29 MILES

 Miami Opa Locka Exec. Airport 9 MILES

 PROLOGIS FLAGLER STATION




DORAL

826

 Miami International Airport 9 MILES

836

836

 Port Miami 20 MILES

CORAL GABLES

WEST MIAMI



Powering Smarter, More Sustainable Operations

Built on the Prologis foundation of global logistics real estate, the Essentials platform delivers the next generation of solutions to address some of the most critical challenges fulfillment centers face. We create the resiliency your business requires to innovate, grow and thrive—today and in the future.

Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential. From planning through delivery and beyond, we increase throughput and optimize every square foot.

Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
 - Move-in and move-out
 - Material handling and storage
 - Automation and robotics
 - Security
 - Software and technology
 - Labor

Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
 - Onsite solar and storage
 - OnPrem power
 - Fleet and workplace charging



Our team working with you

Our team is committed to your success - not just through the walls of the building, but in every operation that powers your business. With deep logistics expertise, local support, and strategic solutions, we enable companies to operate smarter, faster, and more resiliently.

Operational Partnership

We take the time to listen and understand your needs and build custom solutions to meet your exact specifications.

Clear Lease® Confidence

Solutions like Clear Lease® have streamlined the process to be easier and more transparent than you ever thought possible. With Clear Lease®, you can have confidence every step of the way.

Unmatched Support

Your needs go beyond the building, and our service goes beyond the expected. Our people deliver support that improves your operations and helps your business reach its full potential.

Beyond the Building

Our people engage with our customers and partners to grow relationships that drive success and help your business thrive.



Get in touch

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At Prologis, we don't just lead the industry—we define it with a 1.3 billion square foot portfolio and an annual throughput of approximately \$3.2 trillion. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to energy solutions, our ecosystems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.