

COMING 2027



FLAGLER STATION LOGISTICS CENTER



307,544 SF
CLASS-A
INDUSTRIAL PARK

HAMILTON
DEVELOPMENT

STREAM

9675 NW 117th Avenue, Miami, FL 33178



BUILT FOR PERFORMANCE IN THE HEART OF MEDLEY

Flagler Station Logistics Center blends state-of-the-art logistics facilities with a first-class business park, featuring prominent Florida Turnpike visibility, private truck courts, and exceptional access to the Turnpike, I-75, and the Palmetto Expressway. Designed for efficiency and prestige, the development is ideal for companies seeking superior connectivity and a modern corporate presence.

PARK OVERVIEW

- Two freestanding rear-load industrial buildings totaling **over 307,000 SF**
(Building 1: 154,465 SF and Building 2: 153,079 SF)
- Great opportunity for **Turnpike frontage** in Medley with exposure to 120,000+ cars/day
- **Secure**, well-landscaped business park with numerous amenities nearby
- **Strategic distribution hub** for Miami-Dade and Broward counties
- Unmatched connectivity, and **operational flexibility**
- **Deep non-shared truck courts** with ability to fence and secure





SITE PLAN



BUILDING 1

Building Size	154,465 SF
Clear Height	36'
Building Depth	222'
Dock Doors	26
Drive-ins	3
Sprinkler System	ESFR
Office Spaces	Build-to-Suit

BUILDING 2

Building Size	153,079 SF
Clear Height	36'
Building Depth	222'
Dock Doors	30
Drive-ins	3
Sprinkler System	ESFR
Office Spaces	Build-to-Suit



**UNMATCHED CONNECTIVITY,
AND OPERATIONAL FLEXIBILITY**

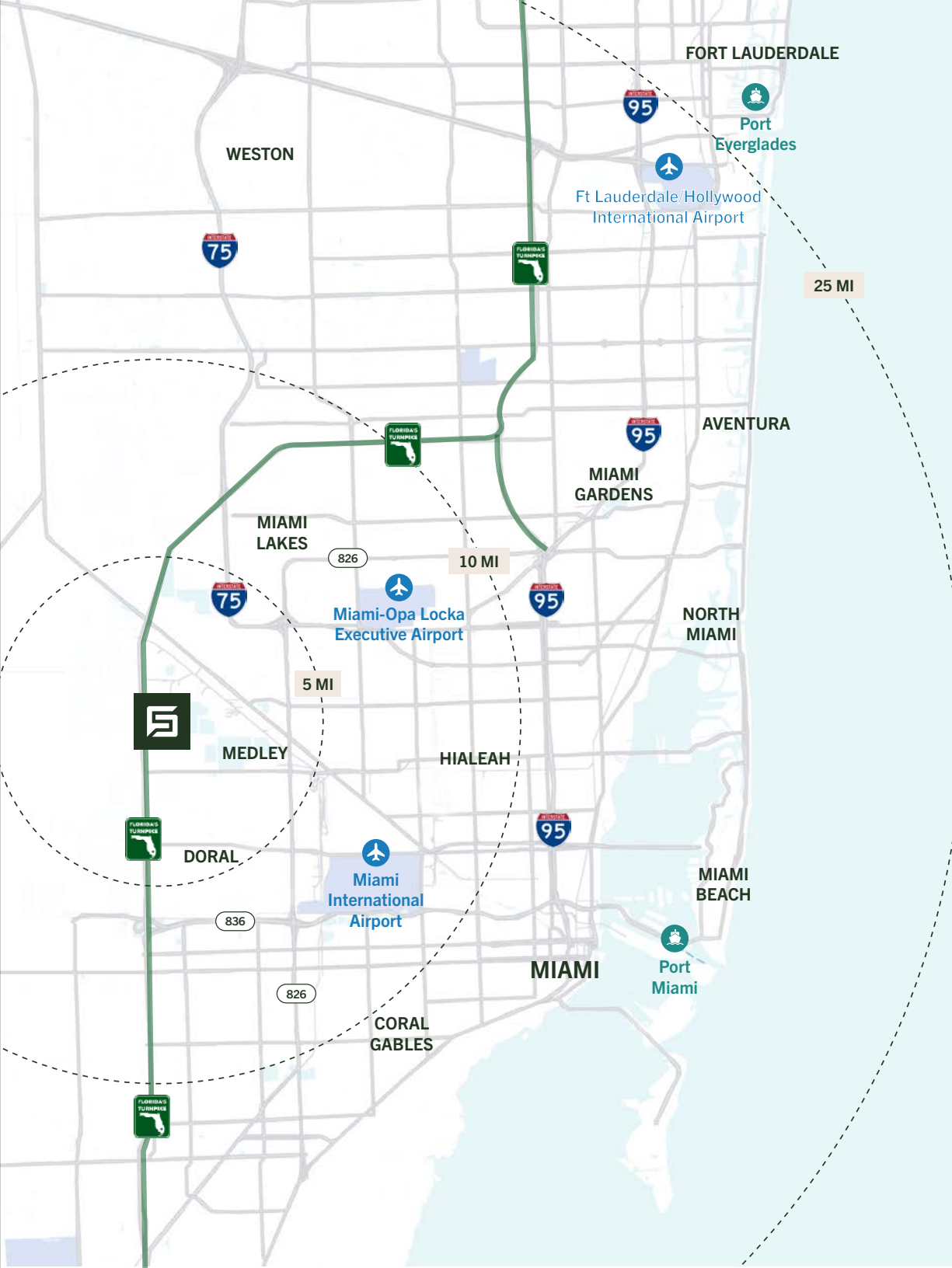


STRATEGICALLY POSITIONED FOR SOUTH FLORIDA DISTRIBUTION



Positioned in the heart of Miami-Dade's logistics core, this project supports a wide range of industrial, logistics, and specialized users.

- **Distribution and logistics companies** requiring fast access to Florida's Turnpike, I-75, and key South Florida ports
- **E-commerce and last-mile operators** seeking Class A industrial space near major population centers
- **Freight forwarders and import/export businesses** leveraging proximity to Miami International Airport and PortMiami
- **Cold storage and food-grade users** needing modern, customizable warehouse solutions
- **Manufacturers** looking for abundant power and efficient layout options
- **Aviation, building supplies, technology, furniture, medical devices, and 3PL providers**



DRIVE TIMES

INTERSTATES

Florida's Turnpike	Immediate
I-95	25 Min
I-75	15 Min
I-595	30 Min
SR-826 (Palmetto Expy)	15 Min
SR-836 (Dolphin Expy)	10 Min

PORTS

Port Everglades	35 Min
Port of Miami	30 Min

AIRPORTS

Miami Int'l Airport (MIA)	20 Min
Fort Lauderdale Hollywood Int'l Airport (FLL)	35 Min



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LEASING TEAM

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