

FLAGLER STATION

9701 NW 112 Avenue, Miami
SUITE 15 - BUILDING 29



**CUSHMAN &
WAKEFIELD**

**FOR LEASE
46,248 SF AVAILABLE**



ONE BUSINESS PARK - ONE CONTACT ENDLESS POSSIBILITIES

Flagler Station is a strategically located, 9 million square foot campus style office, retail and industrial development, featuring beautiful lakefront views in a suburban atmosphere. Phase 1 consists of 2.5 million square feet of existing office and industrial space. Phase 2 totals 6.5 million square feet of new development consisting of 1.5 million square feet of office and 5 million square feet of retail and distribution space.

PROPERTY HIGHLIGHTS

- ± 42,115 SF Warehouse
- ± 4,133 SF Office
- Rear Load Building
- 24' Clear Height
- Fully Sprinklered - ESFR
- 14 Dock Doors/1 Ramp/22' Wide Door
- Building Depth 220' / Truck Court 210'
- On-site Property Management/Security
- Established Park with Stabilized OPEX
- Available Immediately

For more information, please contact:

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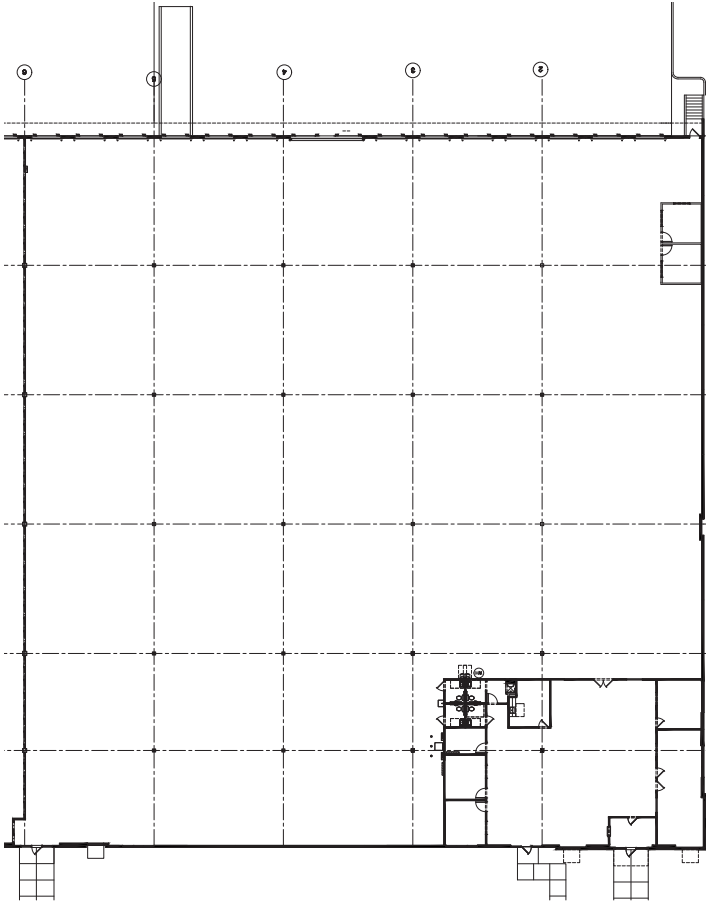
CUSHMAN & WAKEFIELD US, INC.
9960 NW 116TH Way
Suite 2
Miami, FL 33178

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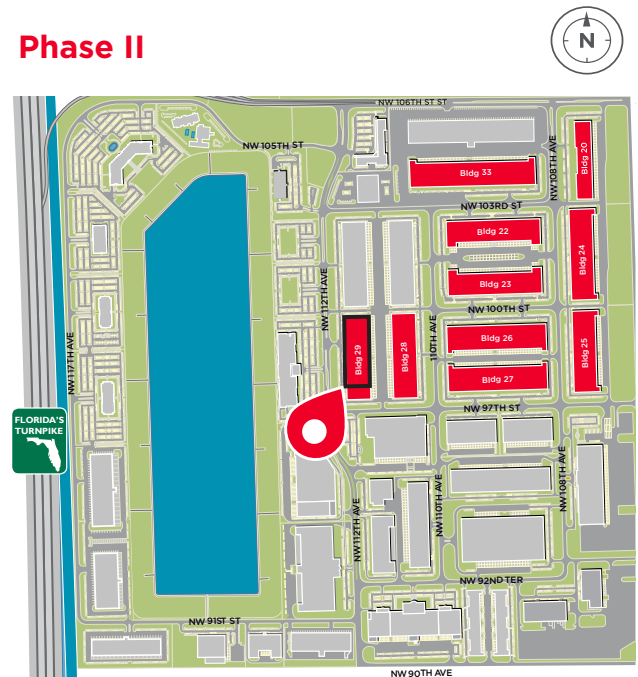
FLOOR PLAN



PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	±46,248 SF
WAREHOUSE SIZE	±42,115 SF
OFFICE SIZE	±4,133 SF
DOCK DOORS / RAMP	14 / 1
FEATURES	22' Wide Door/800 Amps

Phase II



For more information, please contact:

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