CLICK OR SCAN

Miami 105 Logistics at Flagler Station

6.25 ACRES LOCATED IN MIAMI, FL

25,000 - 97,000 SF spaces available

AMBROSE

CUSHMAN & WAKEFIELD

SITE PLAN 6.25 ACRES

11375 NW 105TH ST, MIAMI, FL 33178

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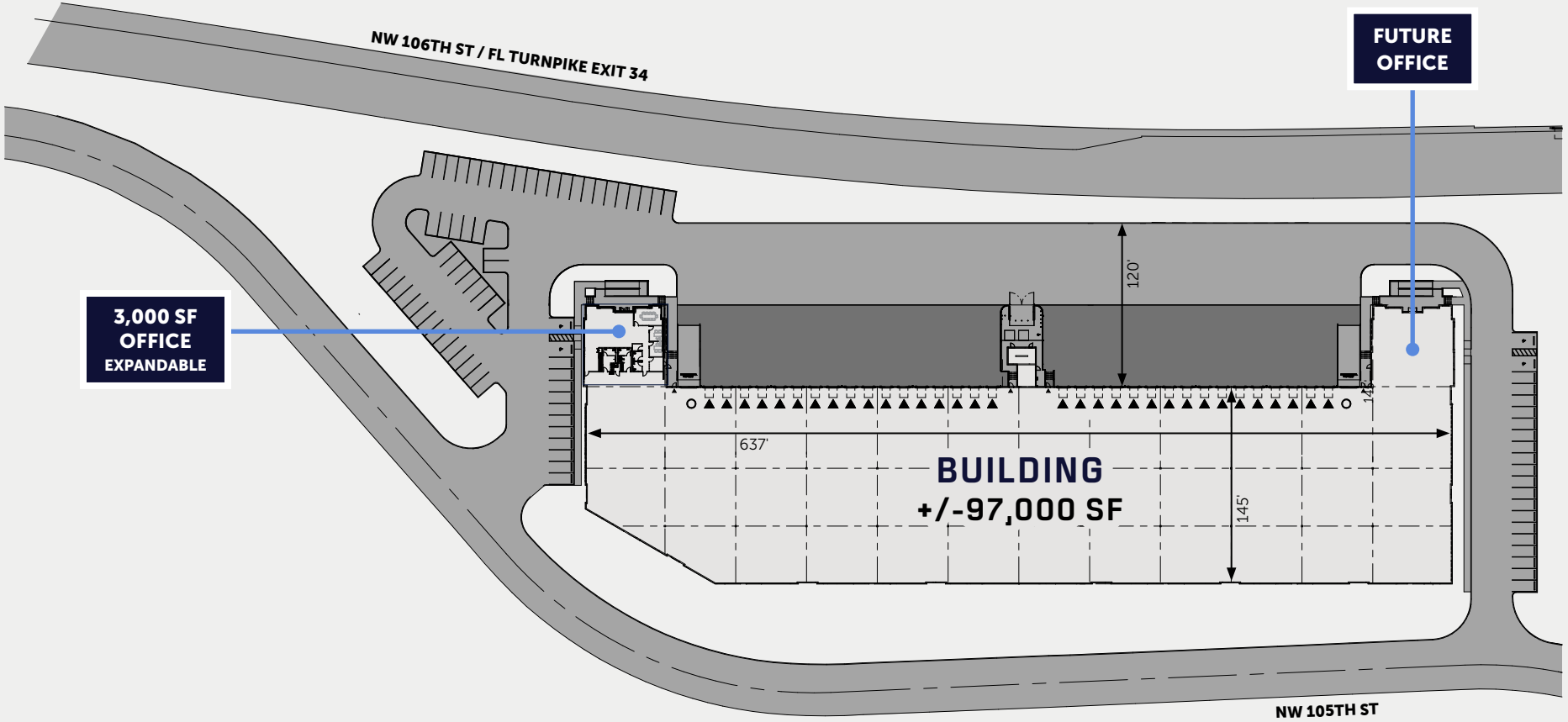


+/- 97,000 SF

25,000 SF minimum divisibility

85 auto parking

32' clear height

52' x 42'6" typical bays

52' x 60' speed bays

33 docks

2 drive-in doors

7" thick reinforced slab

2,400-amp 480 / 277v power service (expandable)

ESFR fire protection

Q4 2025: Site Mobilization

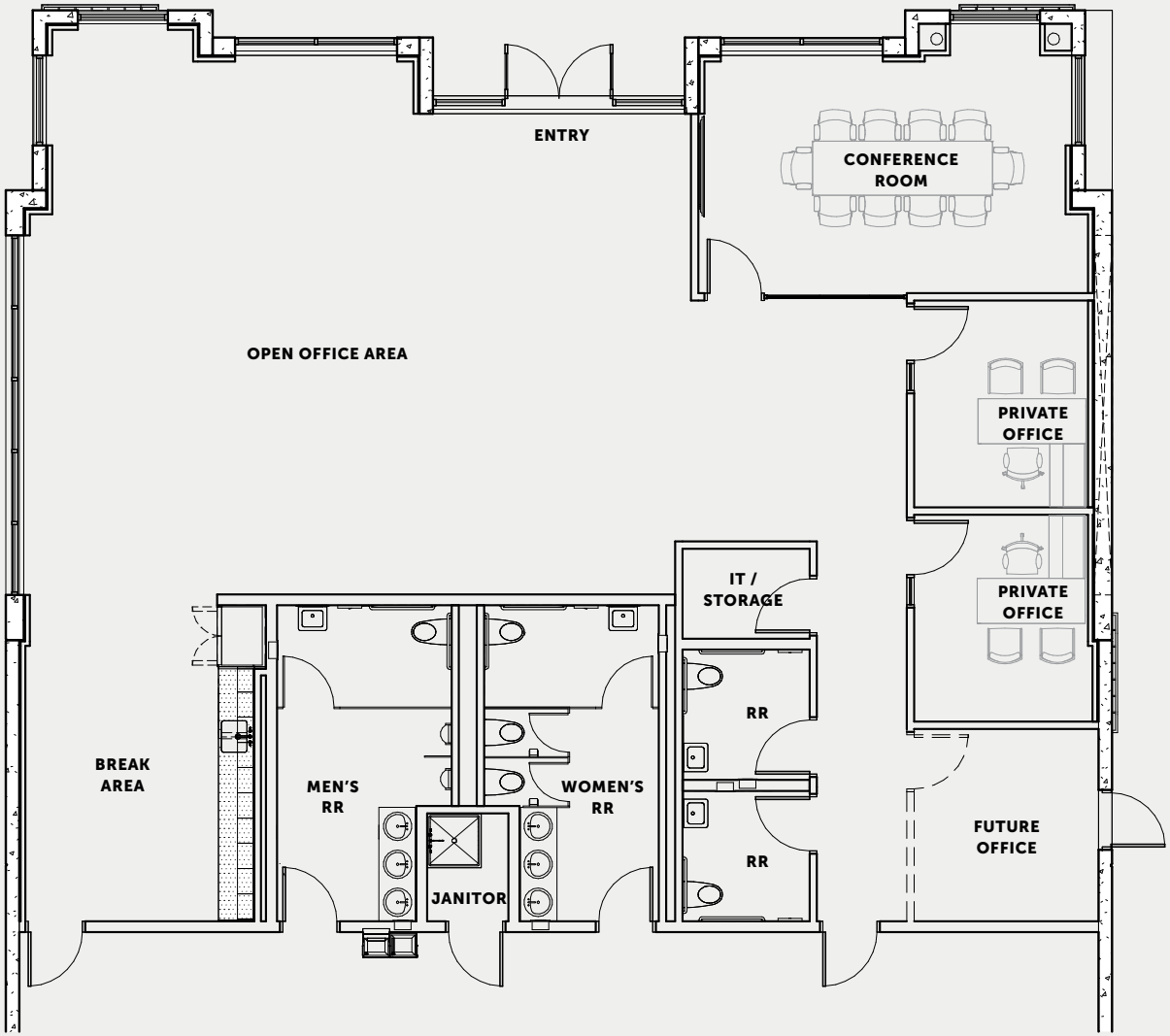
Q3 2026: Available for Fixturing

Q4 2026: Building Completion

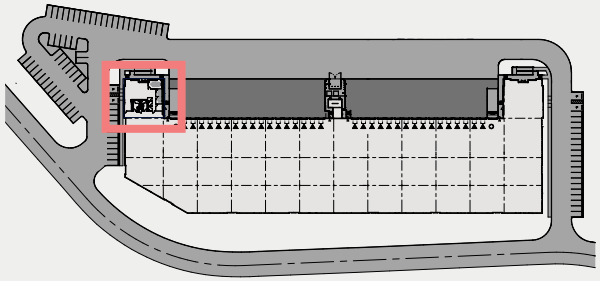
SEEKING LEED® SILVER CERTIFICATION

OFFICE LAYOUT

NW 105TH ST, MIAMI, FL 33178



3,000 SF
OFFICE AREA

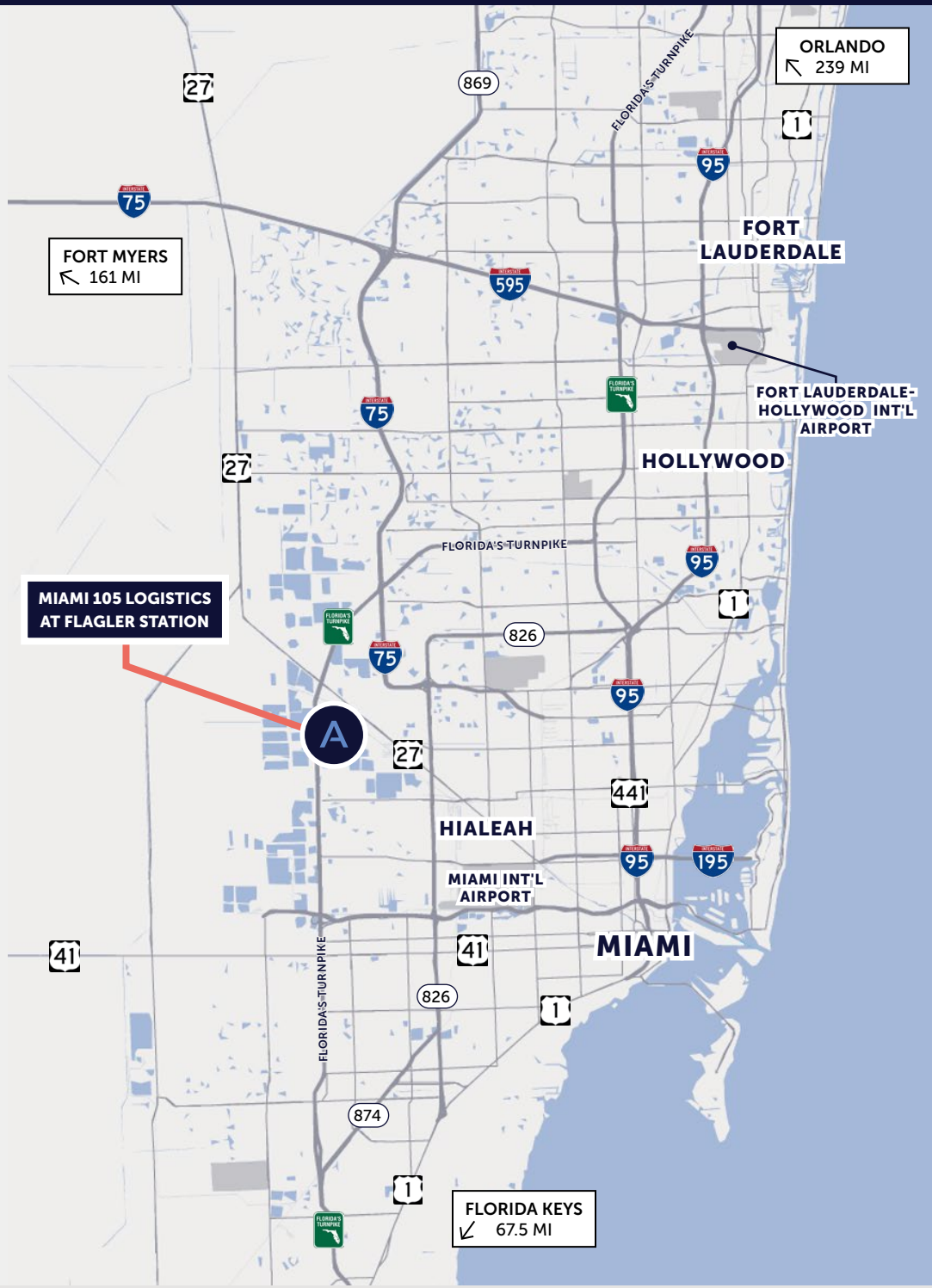


ACCESS & LABOR

Centrally located within Miami-Dade County, **Miami 105 Logistics at Flagler Station** offers immediate access to the Florida Turnpike, which provides unparalleled access to Southeast Florida.

- **4.2 miles** to the Palmetto Expressway
- **1.9 miles** to U.S. 27
- **6.9 miles** to the Florida Turnpike & I-75 interchange
- **17.4 miles** to the Miami International Airport - America's #1 airport for international air freight and #3 for total freight
- **23.2 miles** to the Port of Miami
- **30 miles** to the Fort Lauderdale - Hollywood International Airport
- **Foreign Trade Zone (FTZ)** designation available
- Ideal configuration for local and regional distribution
- Large surrounding labor pool
- Florida offers **pro-business state tax policies, competitive cost of doing business, low labor costs** and a streamlined regulatory environment

Florida consistently ranks as a best state for business



Miami 105 Logistics at Flagler Station

VISIT PARK WEBSITE

MATTHEW A. BITTEL, SIOR
Executive Director, Cushman & Wakefield
matthew.bittel@cushwake.com | 305.804.1104

STUART GORDON, SIOR
Executive Managing Director, Cushman & Wakefield
stuart.gordon@cushwake.com | 305.333.2919

DAVE LOUDENSLAGER
VP, Development & Florida Market Officer, Ambrose
dloudenslager@ambrosepg.com | 954.826.2306

WAYNE RAMOSKI, SIOR
Vice Chairman, Cushman & Wakefield
wayne.ramoski@cushwake.com | 786.210.3563

IVANNA LEITNER PEREZ
Director, Cushman & Wakefield
ivanna.leitner@cushwake.com | 786.853.5431

AMBROSE

CUSHMAN & WAKEFIELD