

FLAGLER STATION

9901 NW 106th Street, Miami
SUITE 5 - FLW5



FOR LEASE
±70,823 SF AVAILABLE

FULLY FENCED WITH TRAILER SPOTTING POSITIONS 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 and Phase 3 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

- ±70,823 SF Available
 - ±60,583 SF of Warehouse
 - ±10,240 SF of Office
 - Office A. 5,517 SF
 - Office B. 4,723 SF
- 20 Dock Doors / 1 Ramp
- 22' Clear Height - ESFR Sprinklers
- Fully fenced yard - Park security
- 3Phase electric - 277/480V
- Trailer spotting positions available
- On-site property management & security
- Established park with stabilized OPEX
- Available January 1, 2027

For more information, please contact:

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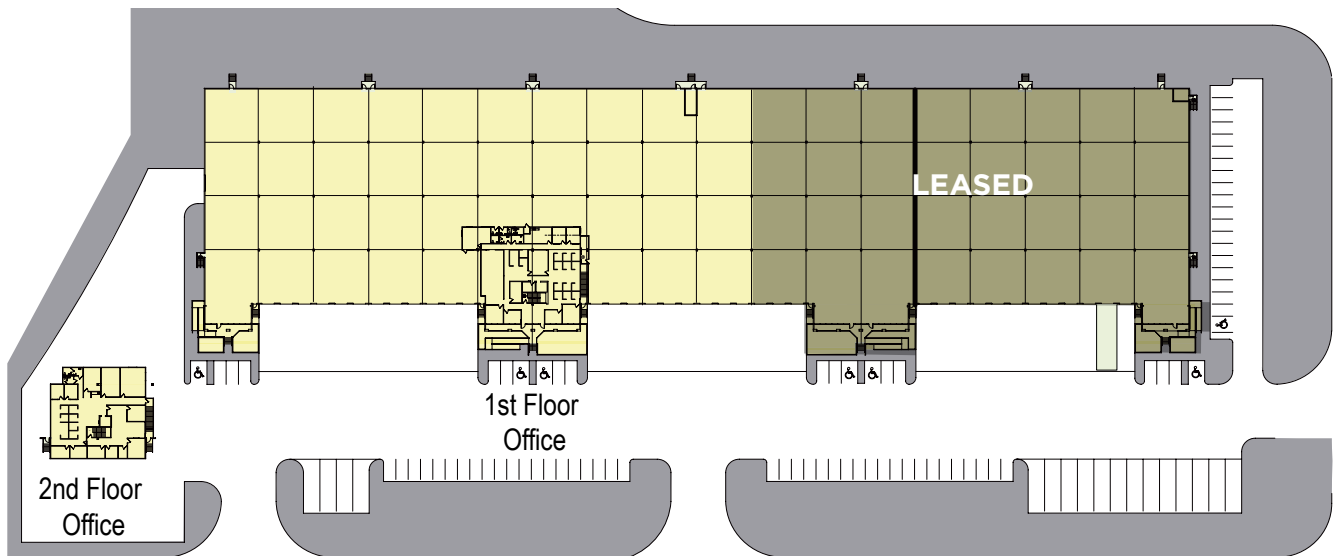
CUSHMAN & WAKEFIELD US, INC.
9960 NW 116TH Way
Suite 2
Miami, FL 33178

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Site Plan - Fully Fenced with Trailer Spotting Positions Available



PROPERTY HIGHLIGHTS	
TOTAL AVAILABLE	±70,823 SF
WAREHOUSE SIZE	±60,583 SF
OFFICE SIZE	±10,240 SF
	A. 5,517 SF
	B. 4,723 SF
DOCK DOORS / RAMP	20 / 1
CLEAR HEIGHT	22'
SPRINKLERS	ESFR
ELECTRIC	277/480V/3 Phase



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