

FLAGLER STATION

FOR LEASE
254,800 SF AVAILABLE
***DIVISIBLE**

10801 NW 103 Street, Miami
SUITE 21 - BUILDING 33

BASE RATE
\$13.75/SF NNN + \$3.73/SF OPEX



PROPERTY HIGHLIGHTS

- ±246,526 SF of Warehouse
- Office A. ±5,170 SF (existing)
- Office B. ±3,104 SF (spec)
- 30' Clear height
- 47 Dock doors
- 50x40 Column spacing
- 50' Speed bay
- 280' Building depth - Rear load

PROPERTY HIGHLIGHTS

- 2 Oversized dock doors with ramp
- 44 Mechanical pit levelers / Dock shelters
- 175 Trailer spotting positions available
- Forklift charging stations
- ESFR Sprinklers
- 277/480 - 3 Phase - 1,600 Amps
- Stabilized operating expenses
- Base Rate: \$13.75/SF NNN + \$3.73/SF 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

10801 NW 103 Street, Miami
SUITE 21 - BUILDING 33

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TOTAL SF (DIVISIBLE)	±254,800 SF
WAREHOUSE SIZE	±246,526 SF
OFFICE SIZE	A. 5,170 SF existing B. 3,104 SF Spec
DOCK DOORS	47 50' Speed Bay (2) Over-sized dock doors with ramp
TRAILER SPOTTING	175 Positions available
CEILING HEIGHT	30'
SPRINKLERS	ESFR
COLUMN SPACING	54x40
BUILDING DEPTH	280' - Rear load
POWER	277/480V 3 phase 1,600 Amp Heavy
NOTES	44 Mechanical pit levelers / dock shelters

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The Property is located in Phase II of Flagler Station Business Park; one of the largest and most well-established business parks across South Florida. Flagler Station Business Park features a campus-like corporate setting and is home to over 9M square feet of premier industrial and office space.

*Flagler Station is located within Miami-Dade County's
Foreign Trade Zone - Magnet Site*



***Join existing tenants at Flagler Station Business Park*

MEGGITT

CROWLEY

PriceSmart

Carrier

BIMBO
BakeriesUSA

FedEx

PRIME SOURCE

DHL

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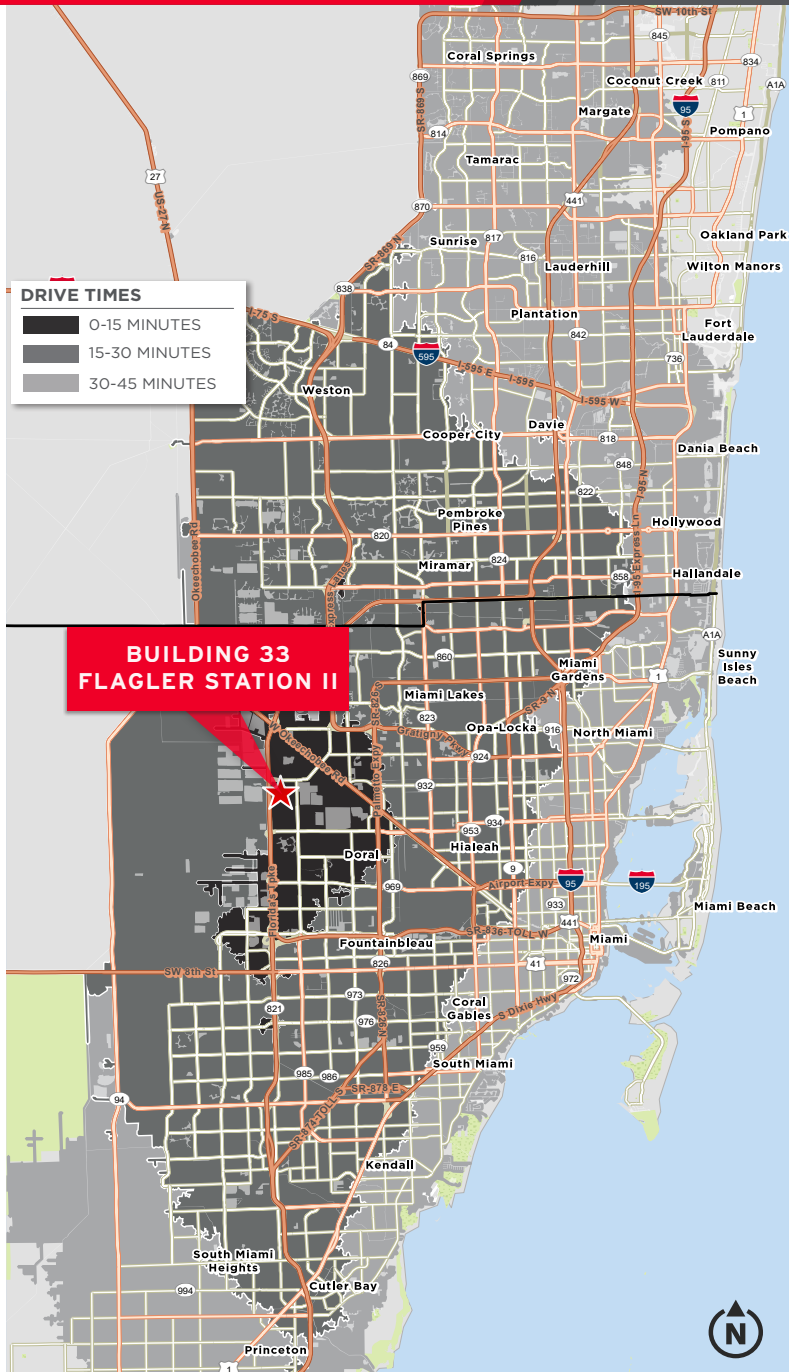
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Great Highway Connectivity

4.8M People within a
60 Minute Drive



0.9 MILES



3.4 MILES



3.1 MILES



4.6 MILES



7.5 MILES



10.9 MILES

MIAMI OPA-LOCKA
EXECUTIVE
AIRPORT

9.1 MILES



13.8 MILES



11.1 MILES

GOLDEN GLADES
INTERCHANGE

14.9 MILES



17.6 MILES



30 MILES



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