



9175 NW 117TH AVENUE  
MEDLEY / FLORIDA



# Flagler Station II

**136,989 SF**  
**Warehouse for Lease**

**CBRE**

# Property Overview

Immediate access to Florida Turnpike via Flagler Station's own interchange.

Easy access to SR 836 (Dolphin Expressway), SR 826 (Palmetto Expressway) & US-27 (Okeechobee Road).

Located within 13 miles of Miami International Airport, 18 miles to PortMiami & 30 miles to Port Everglades.

***Flagler Station is a strategically located, 9 million square foot corporate campus offering office, retail, and industrial development.***

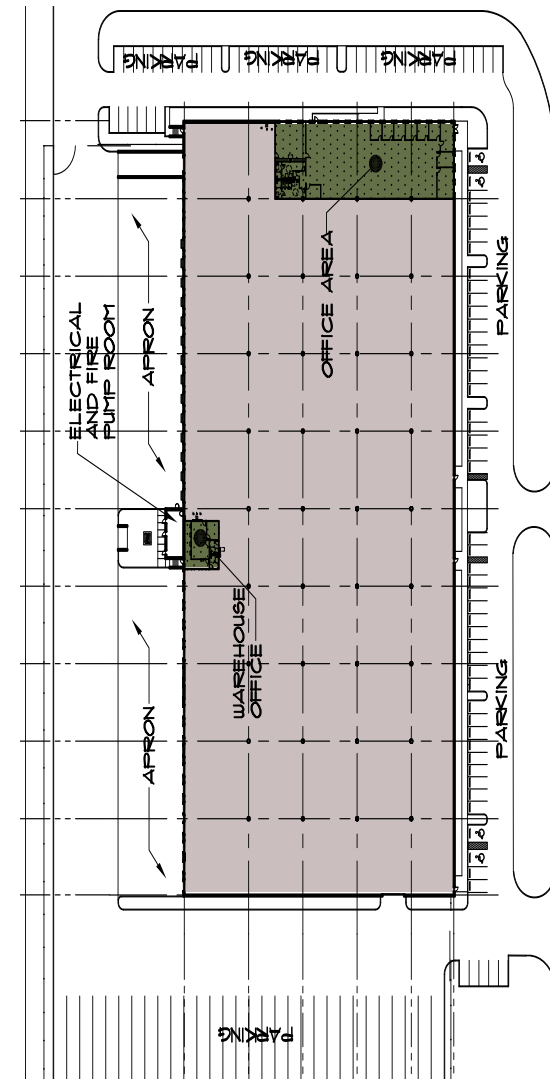


# Property Features

## Building 38

Total Available	136,989 SF
Primary Office	8,853 SF
Warehouse Office	780 SF
Warehouse	77,462 SF
Clear Height	30'-32'
Loading	34 docks & 1 ramp
Column Spacing	54' width
Lighting	T5 High Efficiency Lighting
Sprinkler	ESFR
OpEx	\$4.50 PSF
Availability	December 2026
Comments	Corporate park environment Class A distribution space

## Floor Plan





9175 NW 117TH AVENUE  
MEDLEY / FLORIDA



# Flagler Station II

**136,989 SF**  
**Warehouse for Lease**

**Devin White**

Executive Vice President

+1305 381 6409

devin.white@cbre.com

**David Albert**

Executive Vice President

+1305 381 6474

david.albert@cbre.com

**CBRE**

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.