

FLAGLER STATION

9851 NW 106 Street, Miami
SUITE 1 & 3 - FLW6



FOR LEASE
91,392 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

- 91,392 SF Total (Divisible)
- 85,096 SF of Warehouse
- 6,296 SF of Total Office
 - A. 4,022 SF
 - B. 2,274 SF
- 22' Clear Height with ESRF
- 29 Dock Doors / 1 Ramp
- 23 Trailer spotting positions
- On-site property management & security
- Established park with stabilized OPEX
- Available Immediately

For more information, please contact:

STUART GORDON, SIOR
Executive Managing Director
+1 305 333 2919
stuart.gordon@cushwake.com

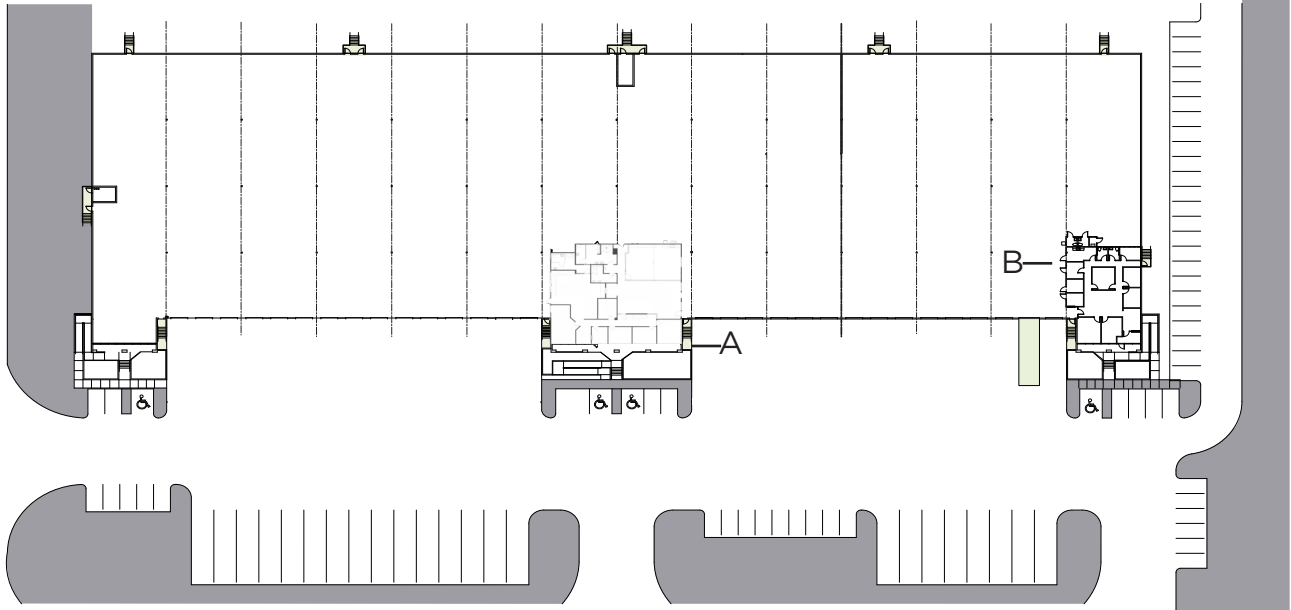
MATTHEW A. BITTEL, SIOR
Managing Director
+1 305 804 1104
matthew.bittel@cushwake.com

CUSHMAN & WAKEFIELD US, INC.
9960 NW 116TH Way | Suite 2
Miami, FL 33178
cushwakesouthfl.com | @CushWakeSouthFL

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PROPERTY HIGHLIGHTS	
TOTAL AVAILABLE	±91,392 SF (Divisible)
WAREHOUSE SIZE	±85,096 SF
OFFICE SIZE	±6,296 SF A. 4,022 B. 2,274
CLEAR HEIGHT	22'
DOCK DOORS / RAMP	29 / 1
TRAILER SPOTTING	23 Spaces



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