

FLAGLER STATION BUSINESS PARK

11701 NW 102nd Rd., Medley, FL. 33178

For Sublease 9,600 SF
IMMEDIATE AVAILABILITY



Strategically located along **NW 102nd Road** within **Flagler Station**, this industrial facility offers an excellent distribution location with immediate access to major transportation corridors..

For Sublease ±9,600 SF industrial building in Medley. Strategically located along Forest Lakes Blvd., the property benefits from strong visibility and excellent location. .

Property Highlights:

- Approximately 9,600SF
- +/- 1,300 SF of office in two floors
- +/- 8,300 of warehouse
- 20' Ceiling Height
- 3 Docks / 1 Ramp
- Fully Sprinklered
- 480 V Heavy Manufacturing Power
- Lease Expires November 30th, 2028
- ***\$23.25 psf Industrial Gross.***
- ***Exceptional value at Flagler Station***



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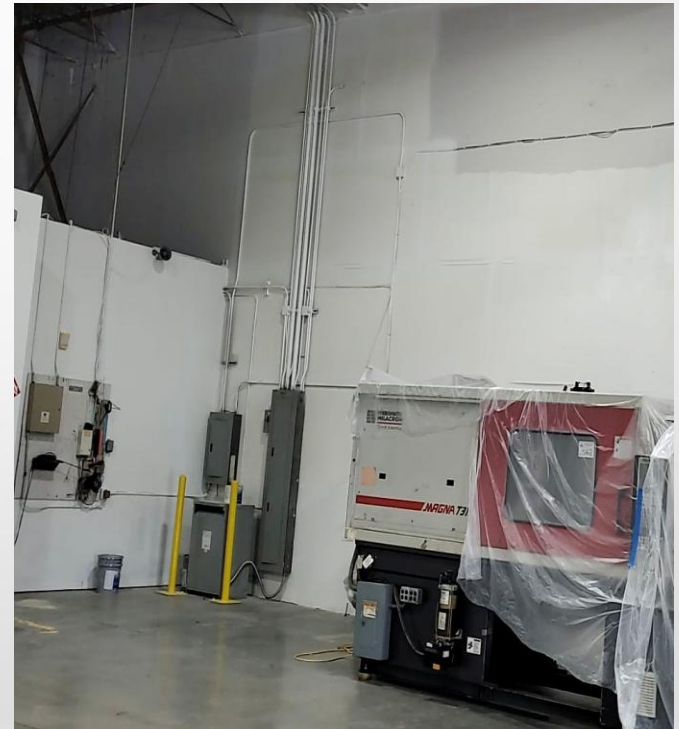
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This ±9,600 SF industrial facility offers an efficient warehouse layout with three dock-high loading doors, one grade-level ramp, approximately ±1,300 SF of office space, and 20-foot clear ceilings. Ideally located within Flagler Station, the property provides outstanding access to major expressways, Miami International Airport, and Port Miami.



Flagler Station is one of South Florida's premier business parks, offering approximately 9 million square feet of office, industrial, retail, and distribution space in a professionally landscaped campus environment with scenic lake views. The development provides exceptional access to major transportation corridors and continues to attract a diverse mix of local, national, and international businesses.

 **Contact us today** to schedule a tour !