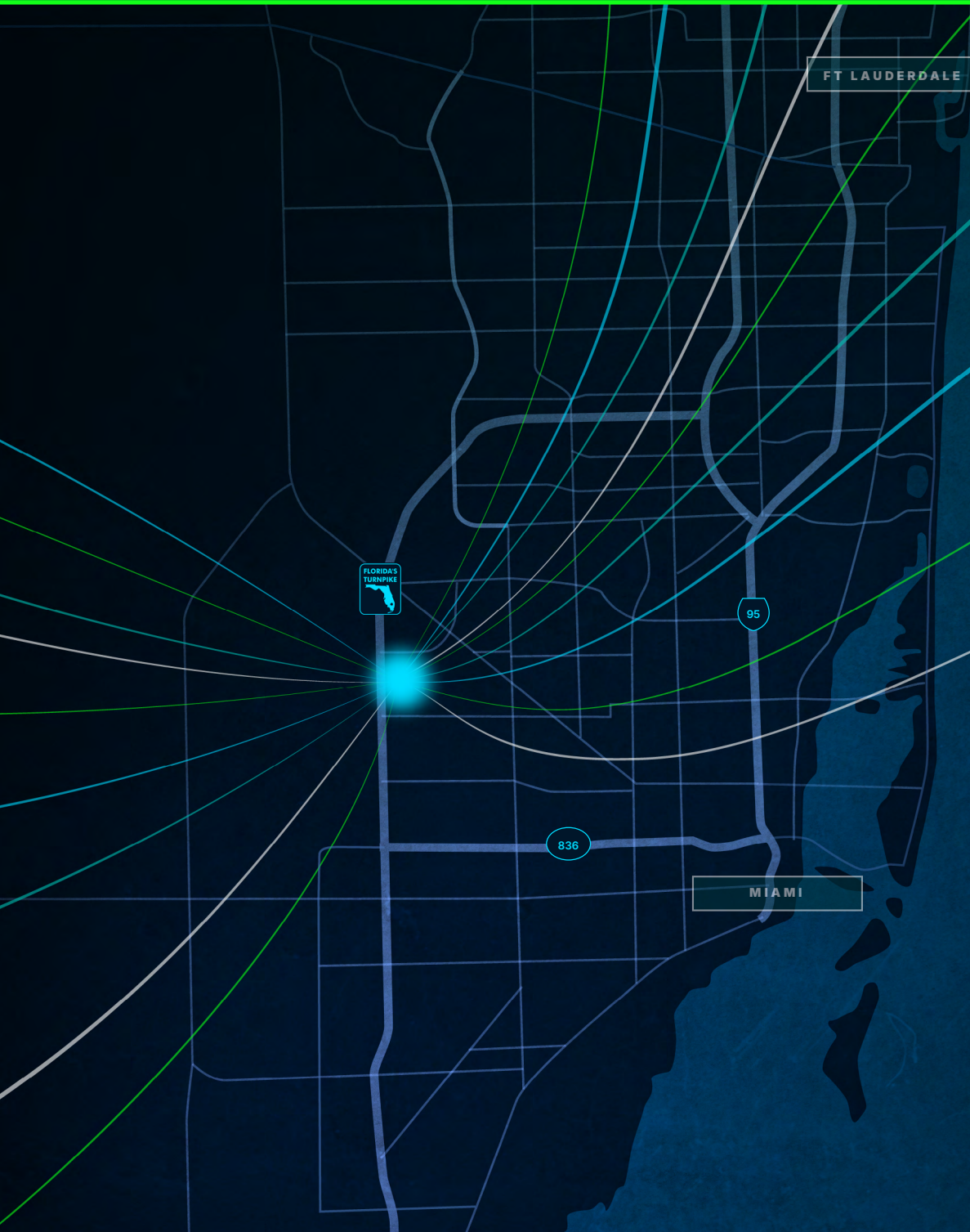




PROLOGIS FLAGLER STATION

BUILD-TO-SUIT OPPORTUNITY

Delivery 2027

BUILD-TO-SUIT OPPORTUNITY

FLORIDA'S TURNPIKE

A Prime Opportunity in one of Miami's Top Logistics Park



Located in established Flagler Station



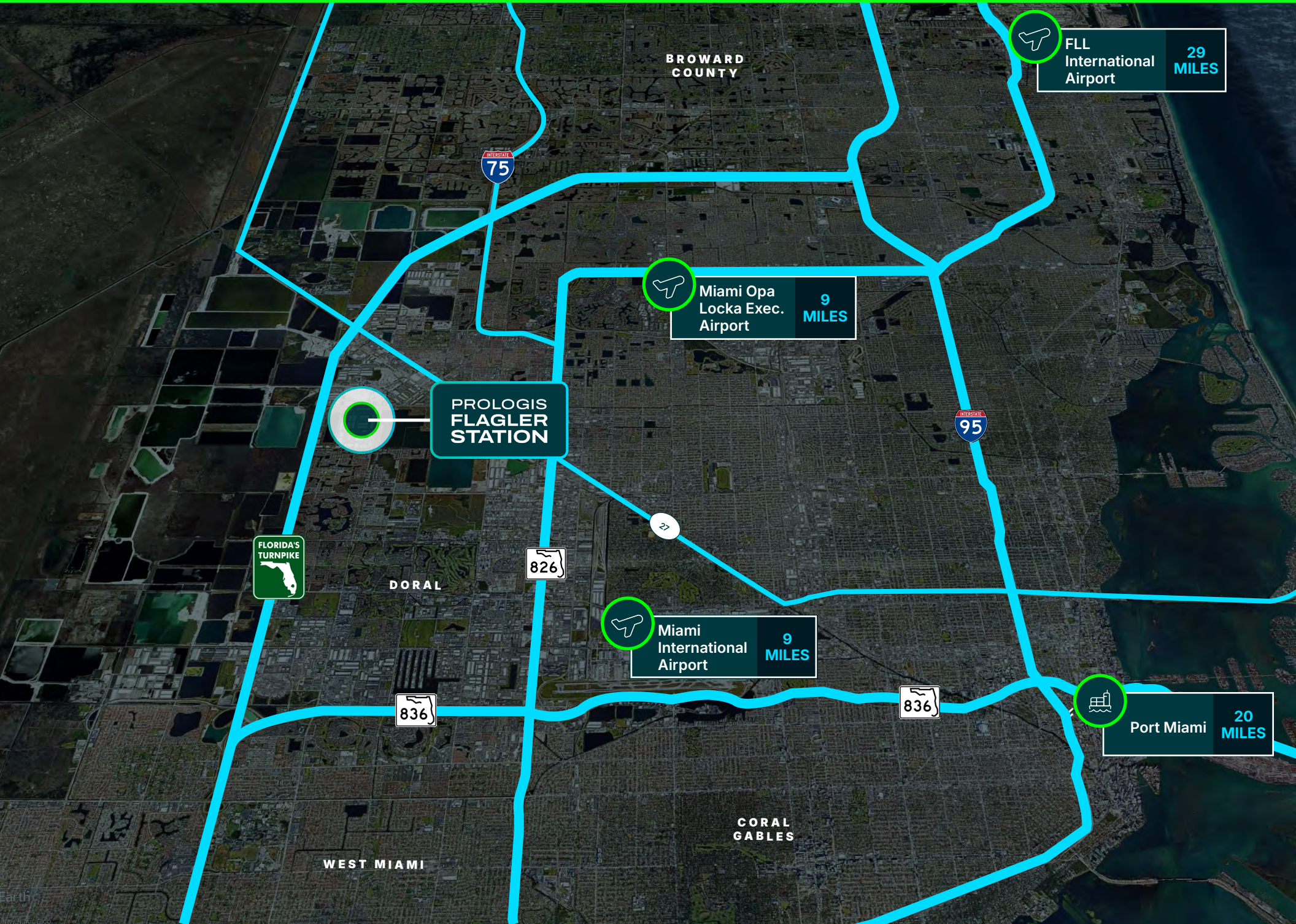
1 mile from Florida's Turnpike



Build-to-suit layout flexibility



At the center of South Florida logistics



**PROLOGIS
FLAGLER
STATION**

**FLL
International
Airport**

**29
MILES**

**Miami Opa
Locka Exec.
Airport**

**9
MILES**

**Miami
International
Airport**

**9
MILES**

Port Miami

**20
MILES**

**BROWARD
COUNTY**

DORAL

**CORAL
GABLES**

WEST MIAMI



Flexibility & Function

132,328 - 208,500 SF

18.49 Acre Lot

Non-Shared
Truck Court

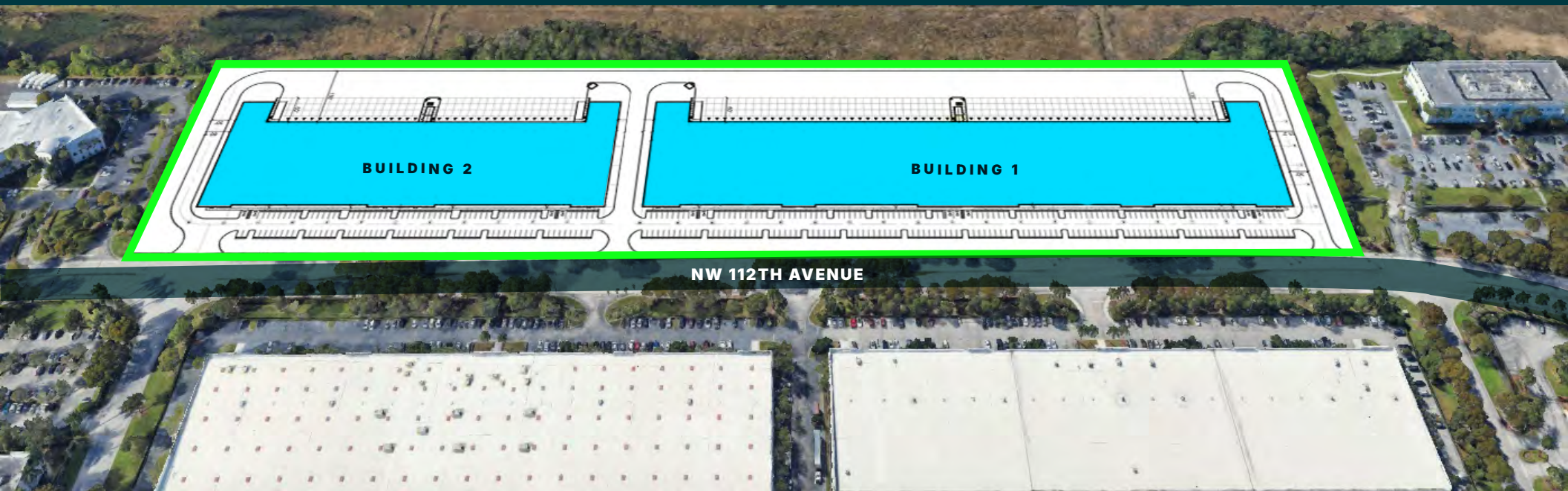
Up to 4,000 amps at
480 volts 3-phase

BUILDING 1

Size	208,500 SF
Clear Height	36'
Building Depth	190'
Exterior Docks	62 doors
Drive-In Doors	2 ramp doors
Office	Built-to-Suit
Parking	209 spaces (1.00/1,000)
Truck Court	130' non-shared

BUILDING 2

Size	132,328 SF
Clear Height	36'
Building Depth	190'
Exterior Docks	34 doors
Drive-In Doors	2 ramp doors
Office	Built-to-Suit
Parking	114 spaces (1.00/1,000)
Truck Court	130' non-shared



Alternate Site Plan

208,500 SF
Building

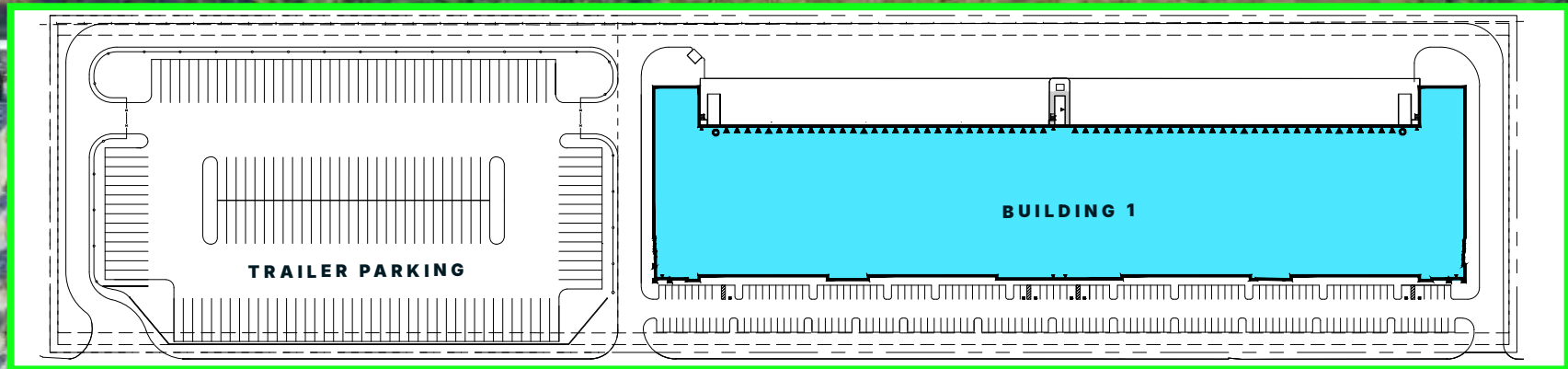
171 Trailer
Parking

36' Clear
Height

62 Docks
2 Drive-Ins

190' Building
Depth

209 Parking
Spaces



NW 112TH AVENUE

At the Center of Commerce

Flagler Station Business Park

Swiss Chalet
FINE FOODS

Venture
Logistics

withers

J.D. BROKERS &
FORWARDING CO.

MANFREIGHT

Brightstar
Service Wireless

CROWLEY

TRIVANTAGE
ORDER DONE. GOOD CALL.

UNICO
LOGISTICS

Allianz

HHAExchange

Tropical
SHIPPING

PROLOGIS
FLAGLER
STATION

9M
square-foot
campus style
business park

150+
existing
businesses at
Flagler Station

32+
restaurants
within a 5 mile
radius

Prologis Flagler Station's location connects you to a skilled labor force, making it easier to expand operations and maintain productivity.

LABOR FORCE	3 MILE	5 MILE
Total Population	85,737	241,526
Labor Force	35,424	176,089
Transportation & Warehousing	3,344	10,608
Manufacturing	4,558	14,043
Wholesale Trade	6,134	20,422
Retail Trade	4,533	25,934



Powering Smarter, More Sustainable Operations

Built on the Prologis foundation of global logistics real estate, the Essentials platform delivers the next generation of solutions to address some of the most critical challenges fulfillment centers face. We create the resiliency your business requires to innovate, grow and thrive—today and in the future.

Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential. From planning through delivery and beyond, we increase throughput and optimize every square foot.

Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
 - Move-in and move-out
 - Material handling and storage
 - Automation and robotics
 - Security
 - Software and technology
 - Labor

Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
 - Onsite solar and storage
 - OnPrem power
 - Fleet and workplace charging



Our team working with you

Our team is committed to your success - not just through the walls of the building, but in every operation that powers your business. With deep logistics expertise, local support, and strategic solutions, we enable companies to operate smarter, faster, and more resiliently.

Operational Partnership

We take the time to listen and understand your needs and build custom solutions to meet your exact specifications.

Clear Lease® Confidence

Solutions like Clear Lease® have streamlined the process to be easier and more transparent than you ever thought possible. With Clear Lease®, you can have confidence every step of the way.

Unmatched Support

Your needs go beyond the building, and our service goes beyond the expected. Our people deliver support that improves your operations and helps your business reach its full potential.

Beyond the Building

Our people engage with our customers and partners to grow relationships that drive success and help your business thrive.



Erin Byers SIOR
Executive Vice President
erin.byers@colliers.com
+1 786 493 3178

Lauren Pace
Senior Vice President
lauren.pace@colliers.com
+1 305 710 2994

Frankie Castellanos
Vice President
frankie.castellanos@colliers.com
+1 786 265 1145\



Barbara Mantecon
VP, Leasing Officer
bmantecon@prologis.com
+1 954 316 1777

Alex Vargas
VP, Investment Officer
avargas@prologis.com
+1 305 599 6228