



10200 NW 110TH AVENUE
MEDLEY / FLORIDA



Flagler Station II

86,016 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.

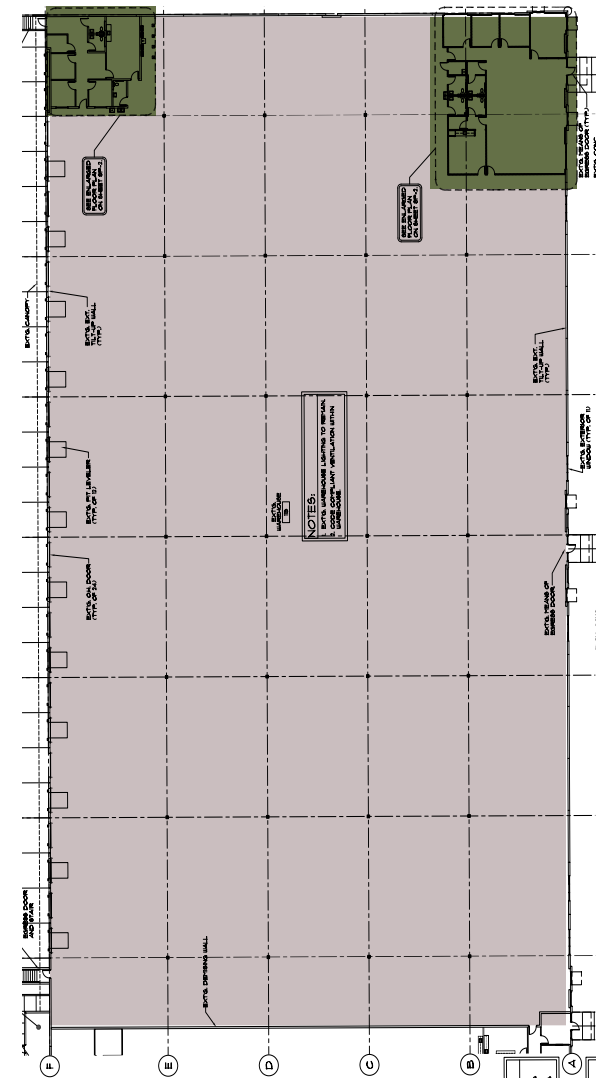


Property Features

Building 31

Total Available	86,016 SF
Primary Office	2,960 SF
Warehouse Office	1,240 SF
Warehouse	81,816 SF
Clear Height	30'
Loading	23 docks & 1 ramp
Column Spacing	54' width
Lighting	T5 High Efficiency Lighting
Sprinkler	ESFR
OpEx	\$4.51 PSF
Availability	February 1, 2027
Comments	Pit leveler on every other loading position

Floor Plan





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