

FLAGLER STATION

11700 NW 102nd Road, Miami
SUITE 2 - OW3



FOR LEASE
±12,000 SF AVAILABLE

FEATURES ±4,000 SF FREEZER/±600 SF COOLER



ONE BUSINESS PARK - ONE OWNER ENDLESS POSSIBILITIES

Flagler Station Business Park 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

- ±9,934 SF of Warehouse
- ±2,066 SF of Office
- ±4,000 SF -10° Freezer
- ±600 SF +37° Cooler
- 5 Dock Doors / 1 Ramp
- 20' Clear Height
- ESFR Sprinkler System
- On-site Property Management & Security
- Established Park with Stabilized OPEX
- Available Immediately

For more information, please contact:

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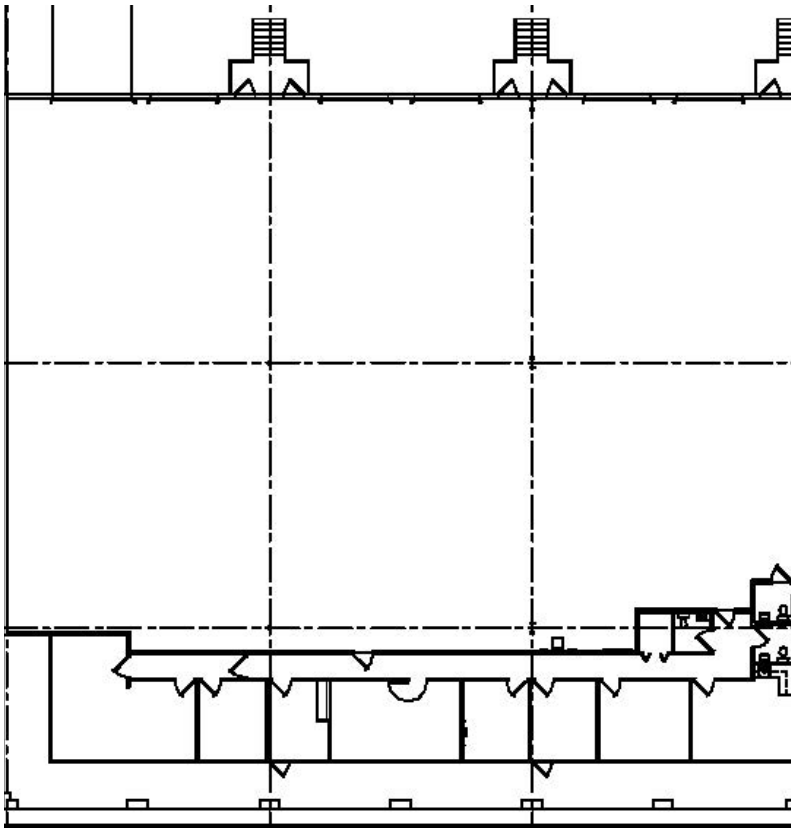
CUSHMAN & WAKEFIELD US, INC.
9960 NW 116TH Way
Suite 2
Miami, FL 33178

FLAGLER STATION

11700 NW 102nd Road, Miami
SUITE 2 - OSW3

FOR LEASE
12,000 SF AVAILABLE

FLOOR PLAN



PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	±12,000 SF
WAREHOUSE SIZE	±9,934 SF
OFFICE SIZE	±2,066 SF
DOCK DOORS	5
RAMP	1
SPRINKLERS	ESFR
CLEAR HEIGHT	20'
ELECTRICITY	277/480V - 3 Phase
FREEZER	4,000 SF -10°
COOLER	600 SF +37°

PHASE I



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