



9175 NW 117TH AVENUE
MEDLEY / FLORIDA



Flagler Station II

136,989 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.

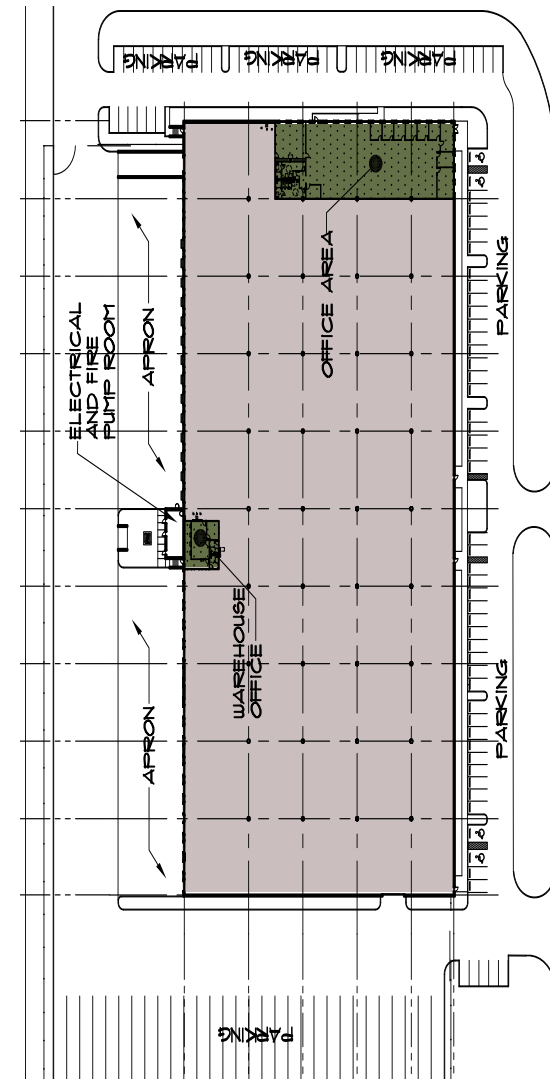


Property Features

Building 38

Total Available	136,989 SF
Primary Office	8,853 SF
Warehouse Office	780 SF
Warehouse	127,356 SF
Clear Height	30'-32'
Loading	34 docks & 1 ramp
Column Spacing	54' width
Lighting	T5 High Efficiency Lighting
Sprinkler	ESFR
OpEx	\$4.50 PSF
Availability	December 2026
Comments	Corporate park environment Class A distribution space

Floor Plan





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