



Miami 105 Logistics at Flagler Station

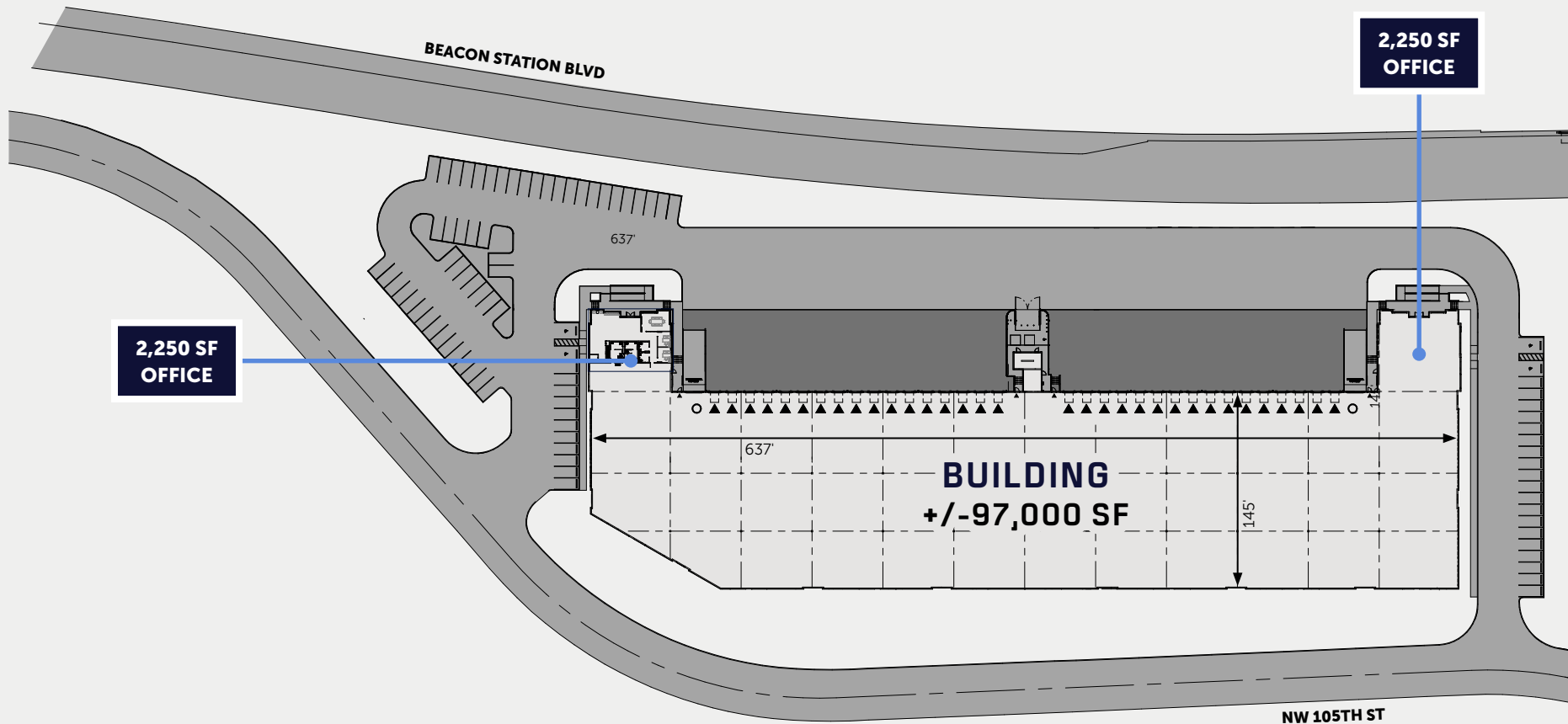
6.25 ACRES LOCATED IN MIAMI, FL
25,000 - 97,000 SF spaces available



SITE PLAN 6.25 ACRES



NW 105TH ST, MIAMI, FL 33178



+/- 97,000 SF

25,000 SF minimum divisibility

85 auto parking

32' clear height

52' x 42'6" typical bays

52' x 60' speed bays

33 docks

2 drive-in doors

7" thick reinforced slab

1,600-amp 480 / 277v power
service (expandable)

ESFR fire protection

Q4 2025: Site Mobilization

Q2 2026: Available for Fixturing

Q3 2026: Building Completion

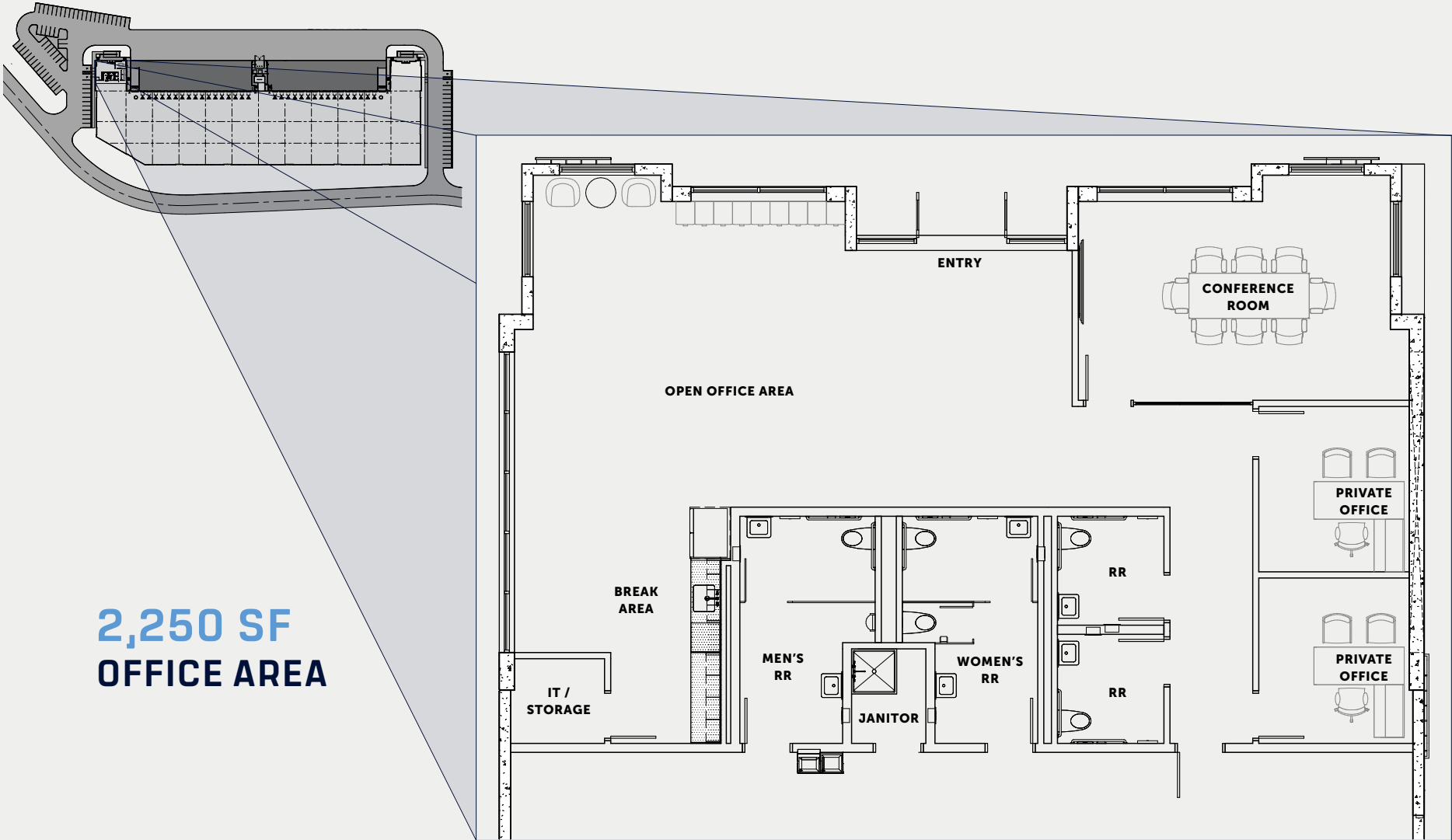
SEEKING LEED® CERTIFICATION



OFFICE LAYOUT



NW 105TH ST, MIAMI, FL 33178



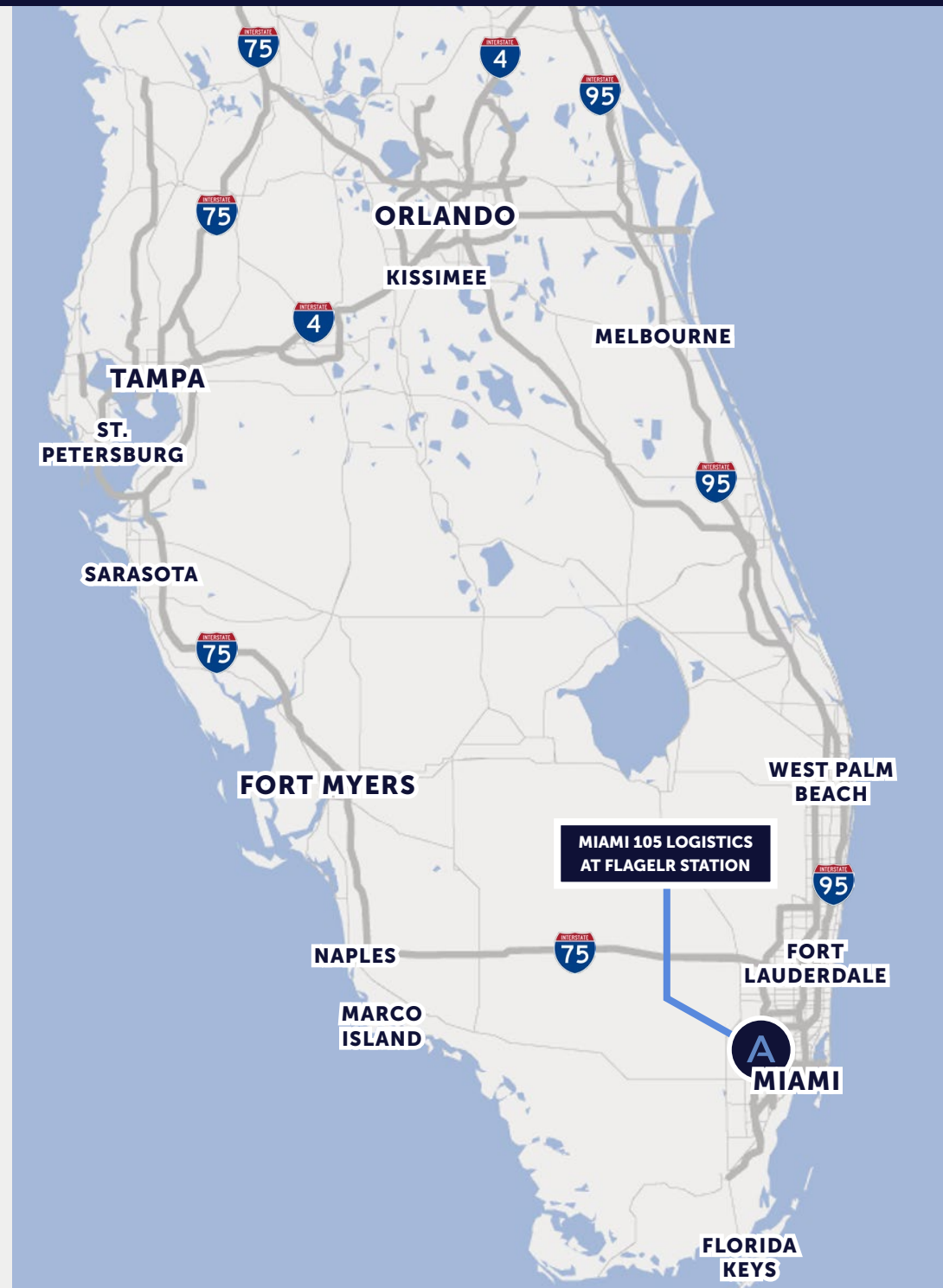
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ACCESS & LABOR

Centrally located within Miami-Dade County, **Miami 105 Logistics at Flagler Station** offers immediate access to the Florida Turnpike, which provides unparalleled access to Southeast Florida.

- **4.2 miles** to the Palmetto Expressway
- **1.9 miles** to U.S. 27
- **6.9 miles** to the Florida Turnpike & I-75 interchange
- **17.4 miles** to the Miami International Airport - America's #1 airport for international air freight and #3 for total freight
- **23.2 miles** to the Port of Miami
- **30 miles** to the Fort Lauderdale - Hollywood International Airport
- **Foreign Trade Zone (FTZ)** designation available
- Ideal configuration for bulk distribution and local and regional distribution
- Large surrounding labor pool
- Florida offers **pro-business state tax policies, competitive cost of doing business, low labor costs** and a streamlined regulatory environment

Florida consistently ranks
as a **best state for business**





Miami 105 Logistics at Flagler Station

AMBROSEPG.COM/PROPERTIES

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AMBROSE

**CUSHMAN &
WAKEFIELD**