



CLICK OR SCAN

Miami 105 Logistics at Flagler Station

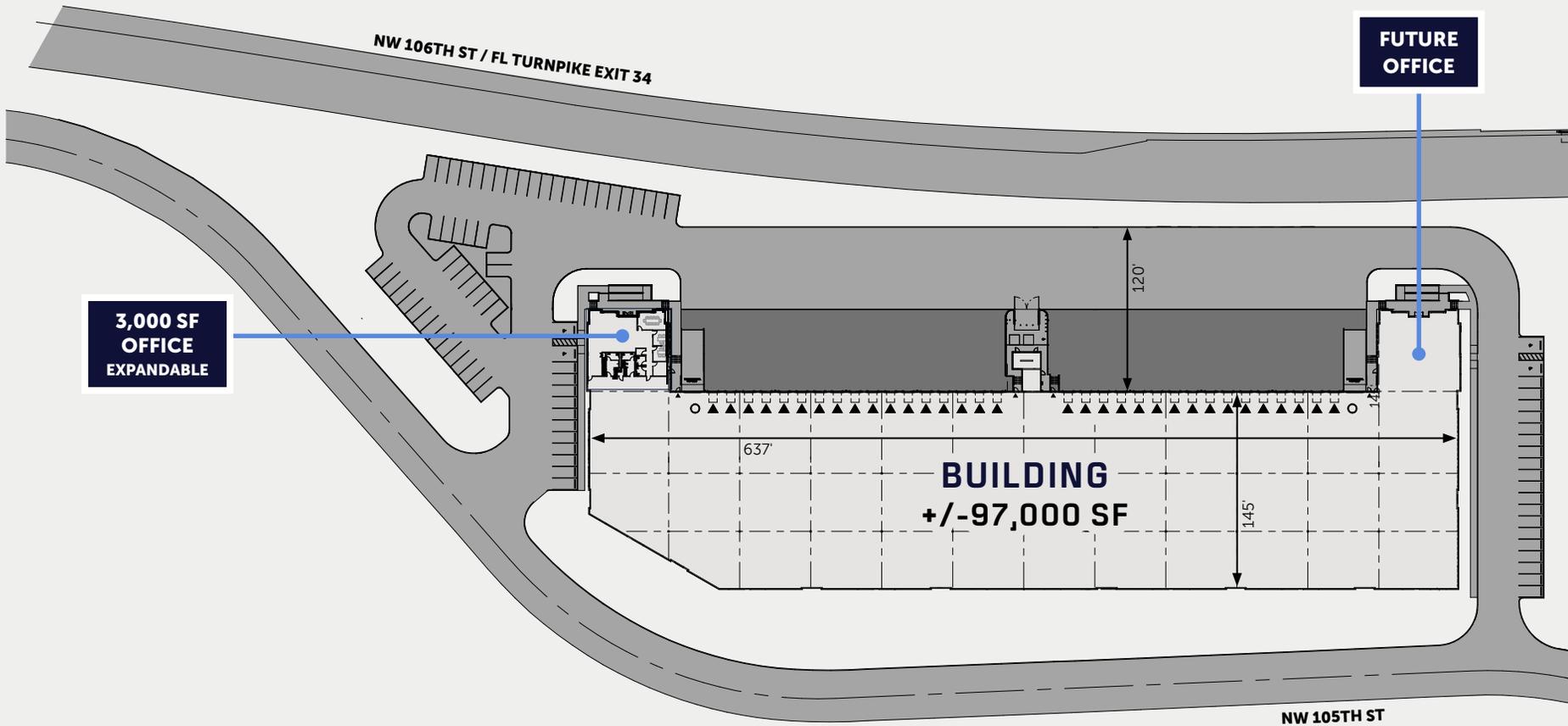
6.25 ACRES LOCATED IN MIAMI, FL

25,000 - 97,000 SF spaces available

AMBROSE

 CUSHMAN &
WAKEFIELD

11375 NW 105TH ST, MIAMI, FL 33178



+/- 97,000 SF

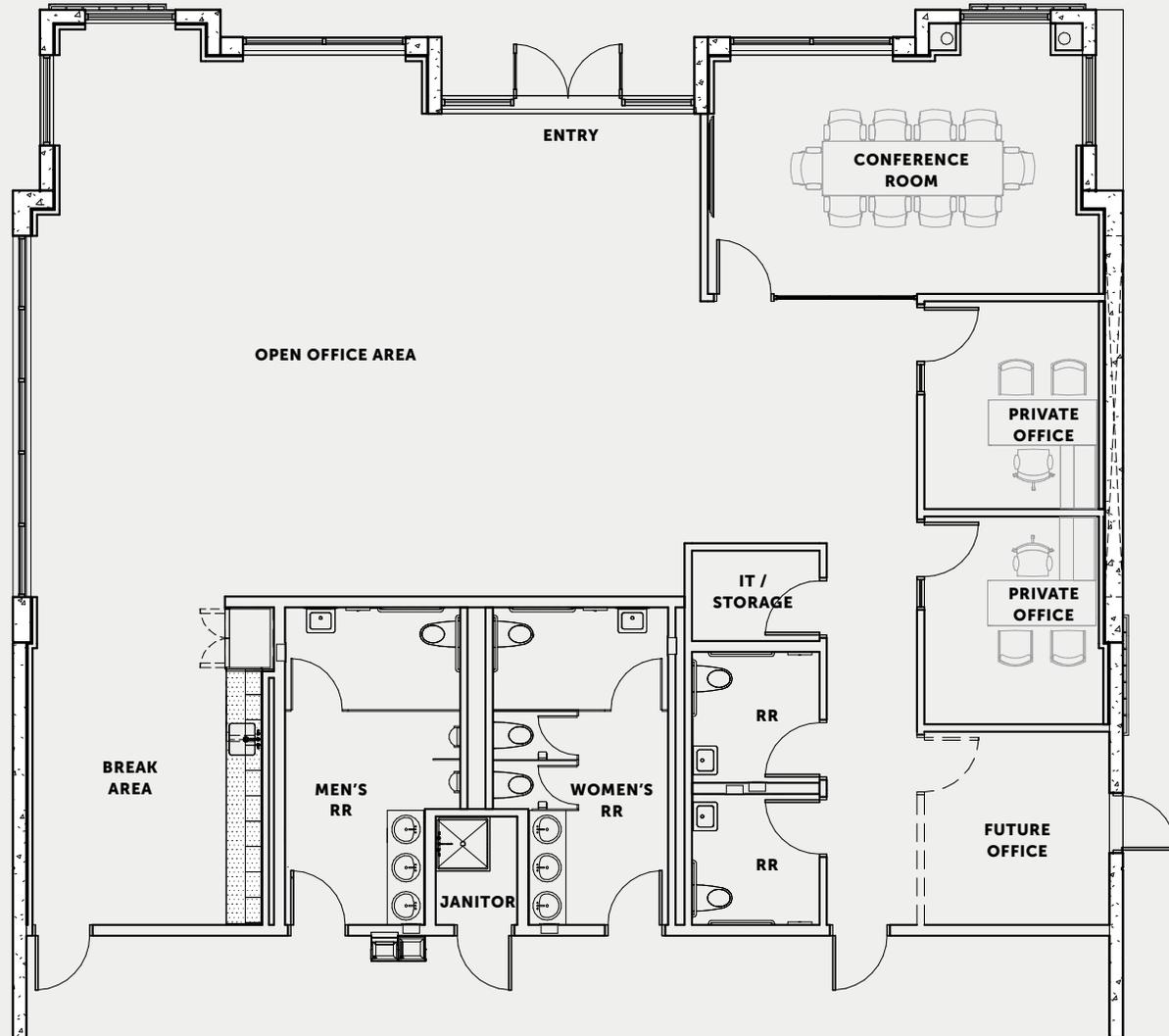
- 25,000 SF minimum divisibility
- 85 auto parking
- 32' clear height

- 52' x 42'6" typical bays
- 52' x 60' speed bays
- 33 docks
- 2 drive-in doors

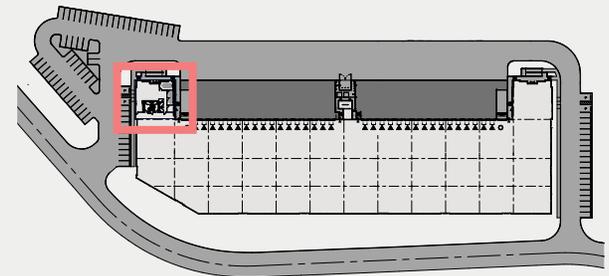
- 7" thick reinforced slab
- 2,400-amp 480 / 277v power service (expandable)
- ESFR fire protection

- Q4 2025:** Site Mobilization
- Q3 2026:** Available for Fixturing
- Q4 2026:** Building Completion

SEEKING LEED® SILVER CERTIFICATION



3,000 SF
OFFICE AREA



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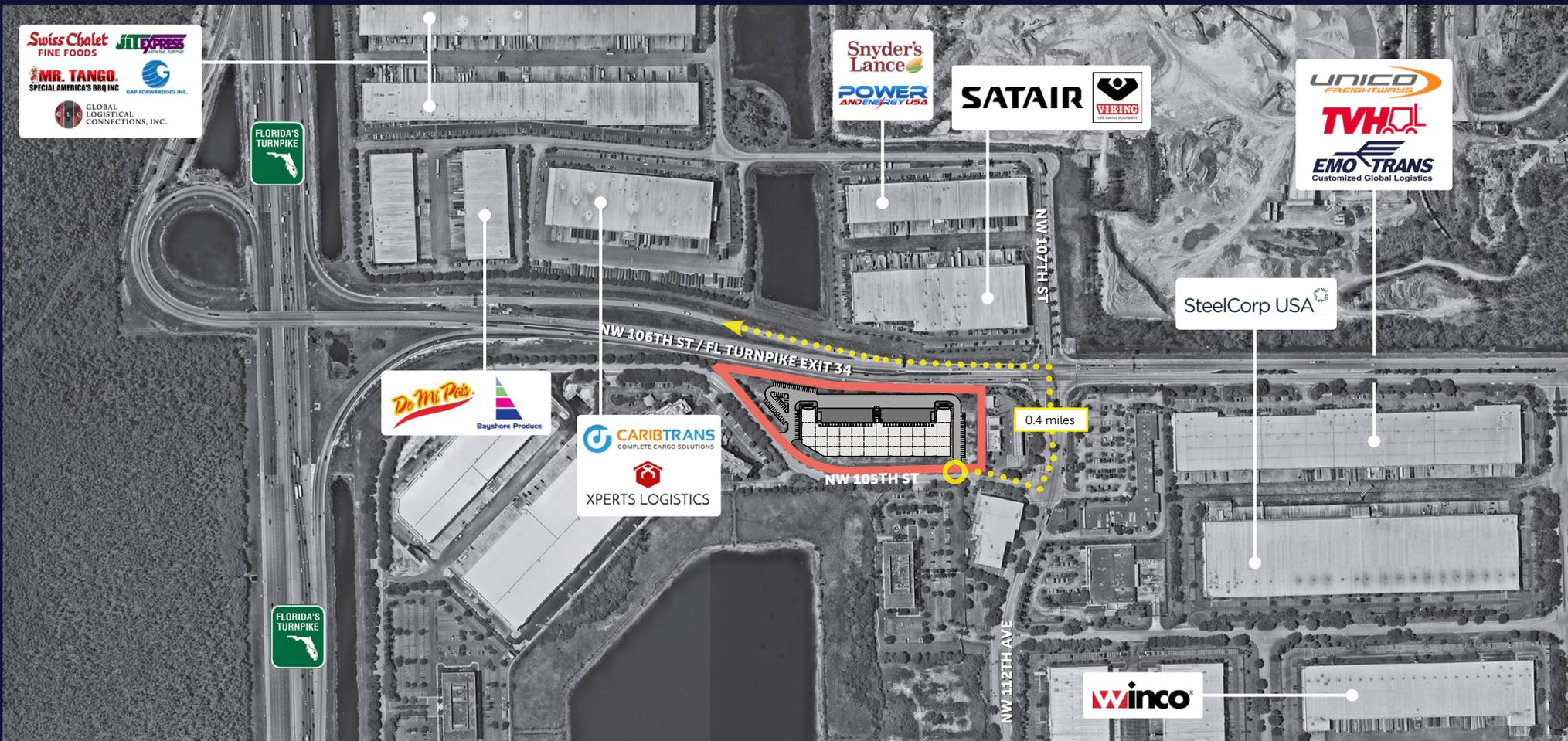
ACCESS & LABOR

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 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

[VISIT PARK WEBSITE](#)

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AMBROSE

**CUSHMAN &
WAKEFIELD**