



MEDLEY, FLORIDA

# FLAGLER STATION BUILDING

A ±49,000 SF, Class A Office & Warehouse Building  
±35,350 SF Immediately Available  
in Miami-Dade County



## Capital Markets | Industrial & Logistics

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## THE OFFERING

CBRE, Inc., engaged as exclusive agent, is pleased to offer **for sale** 9315 Northwest 112<sup>th</sup> Avenue (the "Property" or "Building"), a ±49,000 SF, class A office & warehouse building located in Flagler Station in Medley, Florida

Fortune 100 Honeywell International Inc. (NYSE: HON; S&P Fitch: A; Moody's: A2) occupies the entire 2<sup>nd</sup> floor as well as a small portion of the warehouse. Honeywell pays base rent plus their pro rata share of the operating expenses. **This revenue substantially lowers a potential new owner occupant's cost of occupancy.**

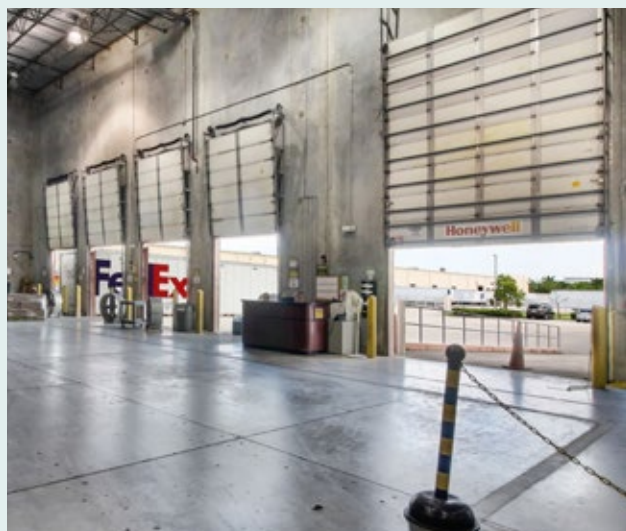
Built in 2002, the Building features 26' clear heights, 4 dock-high doors, 1 oversized drive-up door, a 1.95/1,000 parking ratio, heavy power of more than 2600 amps and a fully air-conditioned warehouse. The loading is not used by Honeywell and is available for the vacancy. The Building has been meticulously maintained.

The 3-acre Property is part of the larger Flagler Station Business Park. Small buildings like this one rarely become available in this well-located, institutional-quality business park.

Located in NW Miami-Dade County, Flagler Station has its own dedicated Turnpike entrance / exit which affords the Property with seamless access to all major South Florida thoroughfares.

Flagler Station is home to an impressive tenant roster including: CVS, Progressive, State Farm, Ryder, TracFone, Tropical Shipping, PriceSmart, Brightstar, MedLine, Intradeco, Veritiv and much more.

The park also boasts one of the largest concentrations of institutional owners in the State of Florida including: Blackstone, Principal, Clarion Partners, Duke Realty and Morgan Stanley.



## OFFERING HIGHLIGHTS

### ■ ±35,350 SF Vacant

- ±8,000 SF office
  - Includes: conference room, kitchen, training room, IT room, restrooms
- ±27,350 SF warehouse
  - Full HVAC

### ■ Functional Design Specifications

- 100% air-conditioned
- 26' clear heights
- 4 dock-high loading doors
- 1 oversized drive-in loading door
- +2600 amps

### ■ Well Maintained Building

- Tilt wall construction
- Recently painted
- The Building is turnkey and move-in ready

### ■ Proximity to Major Highways & Infrastructure

- Adjacent to the Florida Turnpike
- 7 miles to the Miami International Airport
- 15 miles to the Port of Miami

### ■ A+ Location - Superior Connectivity

- Flagler Station is a well-recognized and highly-desirable industrial park
- More than 65% of South Florida's 6.2 million population lives within a 1-hour drive

## OFFERING OVERVIEW

<b>ASKING PRICE</b>	<b>\$8,500,000</b>
<b>ADDRESS</b>	9315 Northwest 112 <sup>th</sup> Ave Medley, Florida 33178
<b>TOTAL SF</b>	49,000 SF
<b>AVAILABLE SF</b>	35,350 SF
<b>OCCUPIED SF</b>	13,650 SF
<b>OCCUPANCY</b>	27.86%
<b>SITE SIZE</b>	3 Acres
<b>YEAR BUILT</b>	2002
<b>CLEAR HEIGHT</b>	26'
<b>DOCK-HIGH DOORS</b>	4
<b>DRIVE-UP DOORS</b>	1
<b>PARKING</b>	96 Spaces (1.95/1,000)
<b>HVAC</b>	100% AC'd Office & WH
<b>ZONING</b>	IU-C

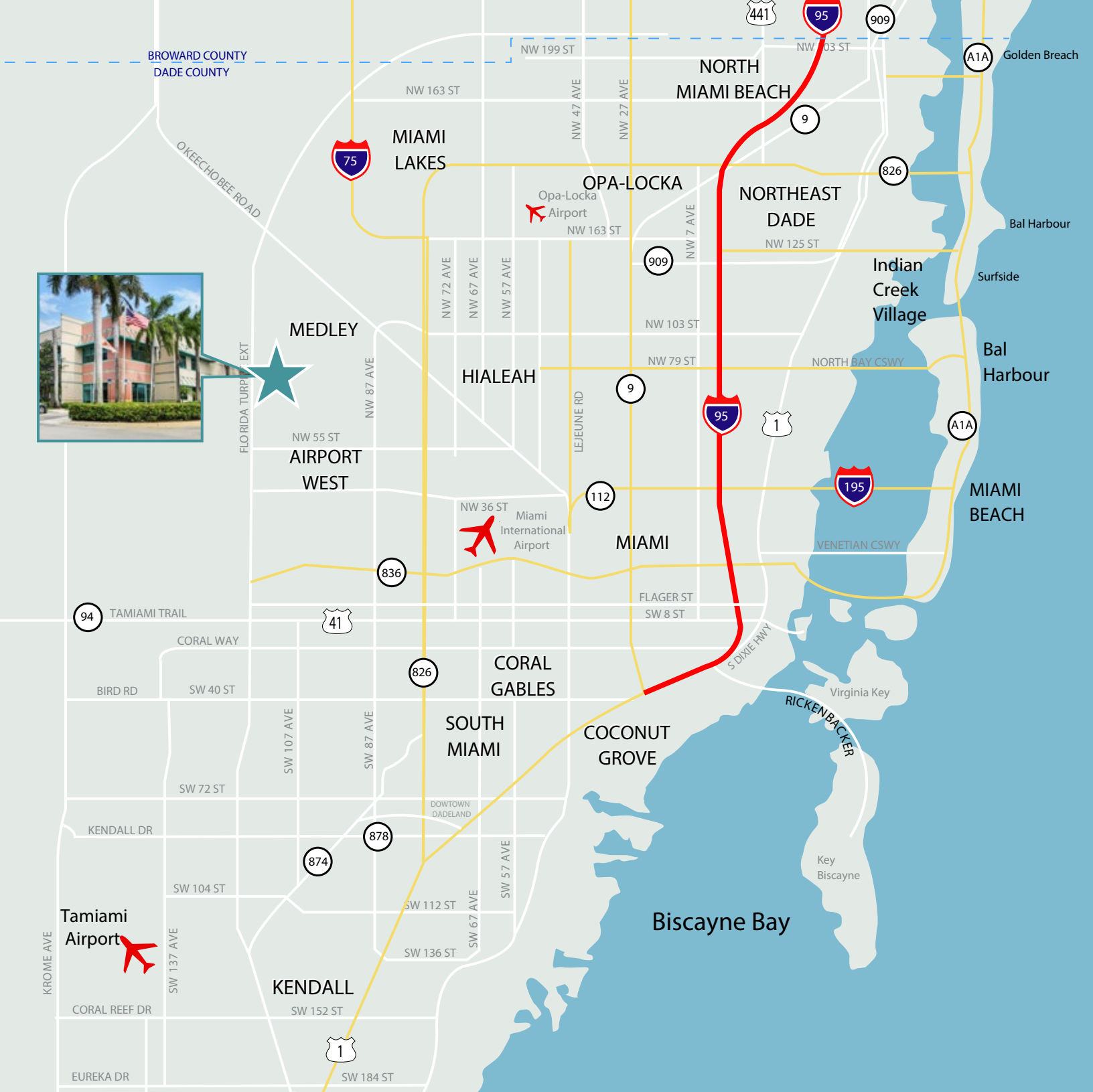


# FLOOR PLAN



# FLAGLER STATION





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