



BRIDGE POINT FLAGLER STATION

FROM 64,000 SF UP TO 326,448 SF TOTAL AVAILABLE
CLASS A+ INDUSTRIAL NEW CONSTRUCTION

11690 NW 105TH STREET | MIAMI, FL

An aerial photograph of an industrial area with numerous large warehouse buildings and parking lots. A green line with white borders, representing a transit route, runs diagonally from the top left towards the bottom right. A blue-shaded rectangular area is highlighted on the right side of the image, with a green label 'FLORIDA'S TURNPIKE' pointing to it. A dark blue box with white text is located in the lower-left quadrant of the image.

SR 27

WHITHERS WORLDWIDE
CALLING ALL SHIPS
TRIVANTAGE
SWISS CHALET FINE FOODS
MAINFREIGHT MIAMI
GLC, INC
MR. TANGO
AUI FLL WAREHOUSE
DE MI PAIS
SARI EXPRESS
TIME SHIPPING

FLORIDA'S
TURNPIKE

SR 27

US SECRET SERVICE WINCO
EMO TRANS
UNICO FREIGHT
TVH PARTS
ESSENDANT
CARRIER INTERAMERICA
VERIZON HQ
JD BROKERS
SENATOR INTL.
CRUISE DUTY FREE
AVENIR AVIATION
MADELI USA
BLUE WATER SHIP.
MEDLINE IND.
ROWLAND COFFEE
VENTURE LOGISTICS

COURTYARD MARRIOTT
RESIDENCE INN

COURTYARD MARRIOTT
MIAMI WEST

NW 107TH ST

NW 105th St

ALLIANZ TRADE US
UHEALTH
SUBWAY
BRIGHTSTAR
CANO HEALTH
CVS HQ
HHA EXCHANGE MIAMI
GAINSCO
JGR CONSTRUCTION

NW 117TH AVE

UNIT OPTIONALITY

BUILDING 1

128,805 SF

Divisible to:	64,380 SF
Clear height:	36'
Exterior docks:	40
Building depth:	198'
Drive-in doors:	2
Car parking:	142
Loading:	Rear
Truck court:	180' (shared)
Spec office:	5,250 SF total

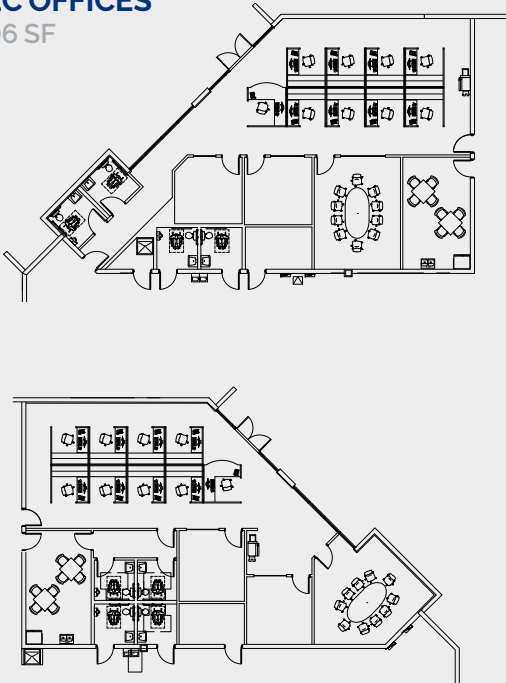
BUILDING 2

197,643 SF

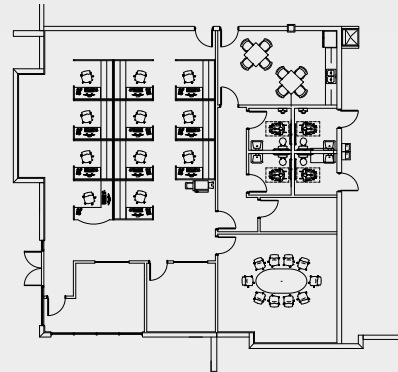
Divisible to:	98,821 SF
Clear height:	36'
Exterior docks:	44
Building depth:	280'
Drive-in doors:	2
Car parking:	198
Loading:	Rear
Truck court:	180' (shared)
Shipping office:	653 SF
Spec office:	2,905 SF (with an additional 2 nd build option of 2,905 SF)



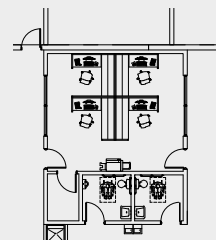
BUILDING 1
SPEC OFFICES
 2,606 SF



BUILDING 2
SPEC OFFICE
 2,905 SF



BUILDING 2
SHIPPING OFFICE
 653 SF



PERFECTLY LOCATED WITHIN FLAGLER STATION

Centrally located, Bridge Point Flagler Station boasts immediate access to the Florida's Turnpike, Palmetto Expressway and State Road 27.

Florida's Turnpike ramp
1 miles 3 min

Fort Lauderdale International Airport
30 miles 35 min

Florida's Turnpike and I-95 Interchange
7.3 miles 9 min

Port of Miami
18 miles 30 min

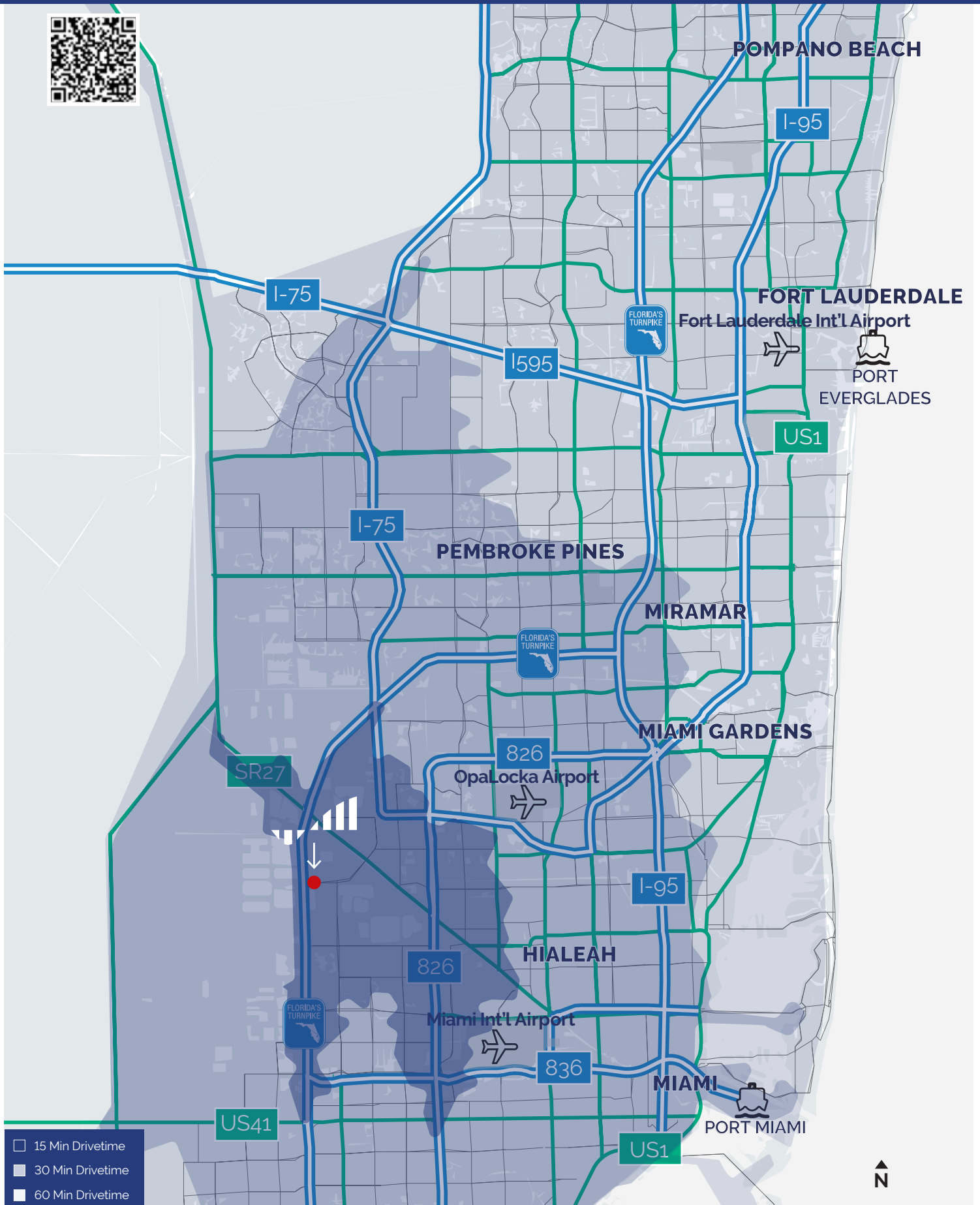
Miami International Airport
16 miles 24 min

Port Everglades
32 miles 36 min



+2 MIL

qualified employees within a 60-minute drive





CHICAGO • LA • MIAMI • NJ • NY • PHILADELPHIA • SF • SEATTLE
AMSTERDAM • LONDON • PARIS



Bridge Industrial, a privately-owned, vertically integrated real estate operating company and investment manager transforms complex real estate opportunities into irreplaceable industrial assets.

Bridge Industrial acquires and develops sites where it can leverage its expertise in complex transactions, skilled site development, creative property solutions, and successful leasing. The firm seeks opportunities to acquire and develop Class A logistics real estate, in the supply-constrained core markets of Chicago, Miami, New Jersey, New York, Los Angeles, San Francisco, Seattle, UK, and Europe. Since its inception in 2000, Bridge has successfully acquired and developed close to 74 million square feet of logistics facilities.

73M+ SF *ACQUIRED & DEVELOPED
SINCE 2000*

OUR COMMITMENT TO SUSTAINABILITY

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



For further information please contact the below agents:



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