



**FL TURNPIKE FRONTAGE**

**+/-65,820 SF**



**FOR LEASE**

11601 NW 107th Street | Medley | FL | 33178

Synergy Industrial and First Industrial Realty Trust are proud to present 11601 NW 107th Street, Medley, FL, a trophy industrial asset located within the amenity rich corporate campus of Flagler Station which is an approved magnet site Foreign Trade Zone (FTZ) No. 281. This Class A single tenant freestanding warehouse facility consists of +/- 65,820 SQ FT. The property has it's own dedicated Florida's Turnpike interchange at exit 34 and provides excellent access to every major transportation artery, as well as Miami International Airport, Port of Miami and Port Everglades.

# Property Highlights



**Total Size:**  
65,820 SF



**Year Built:**  
2016



**Office Size:**  
+/- 8,000



**Available:**  
July 2024



**Loading:**  
22 Docks, 2 Ramps

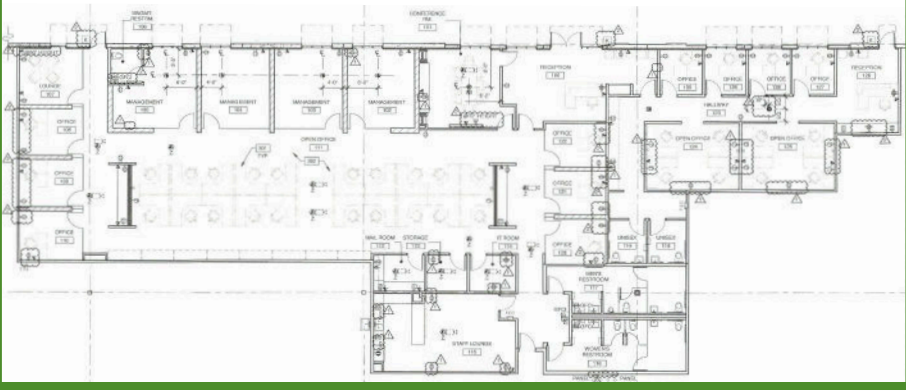


**Lease Rate:**  
Call for pricing

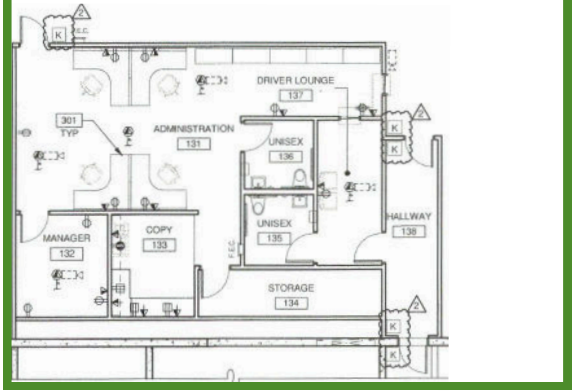
## Site Plan



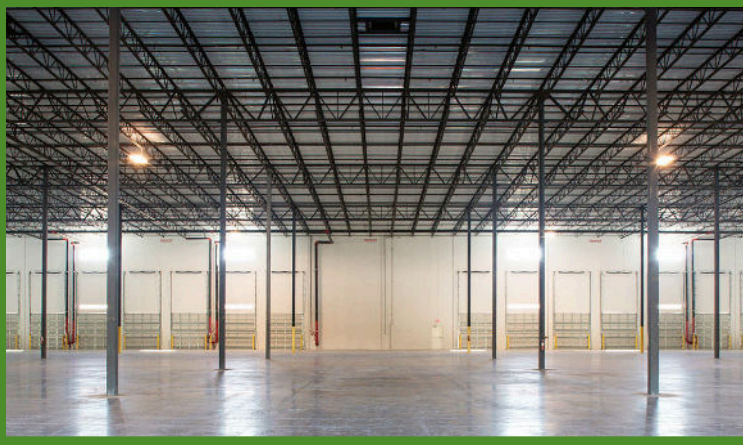
## Main Office - Power & Signal Plan



## Shipping - Power & Signal Plan







## Building Specifications

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Total SF: +/- 65,820 SF

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Zoned: 7100 Ind. | Light Mfg.

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Column Spacing: 54' Wide

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Warehouse SF: +/- 57,820 SF

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Doors: 22 Docks | 2 Ramps

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Power: 200a/480v 3 Phase

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Office SF: +/- 8,000 SF

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Sprinklered: ESFR

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Lighting: T-5 Energy Efficient

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Land Acres: 3.57 Acres

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Ceiling Height: 30' Clear

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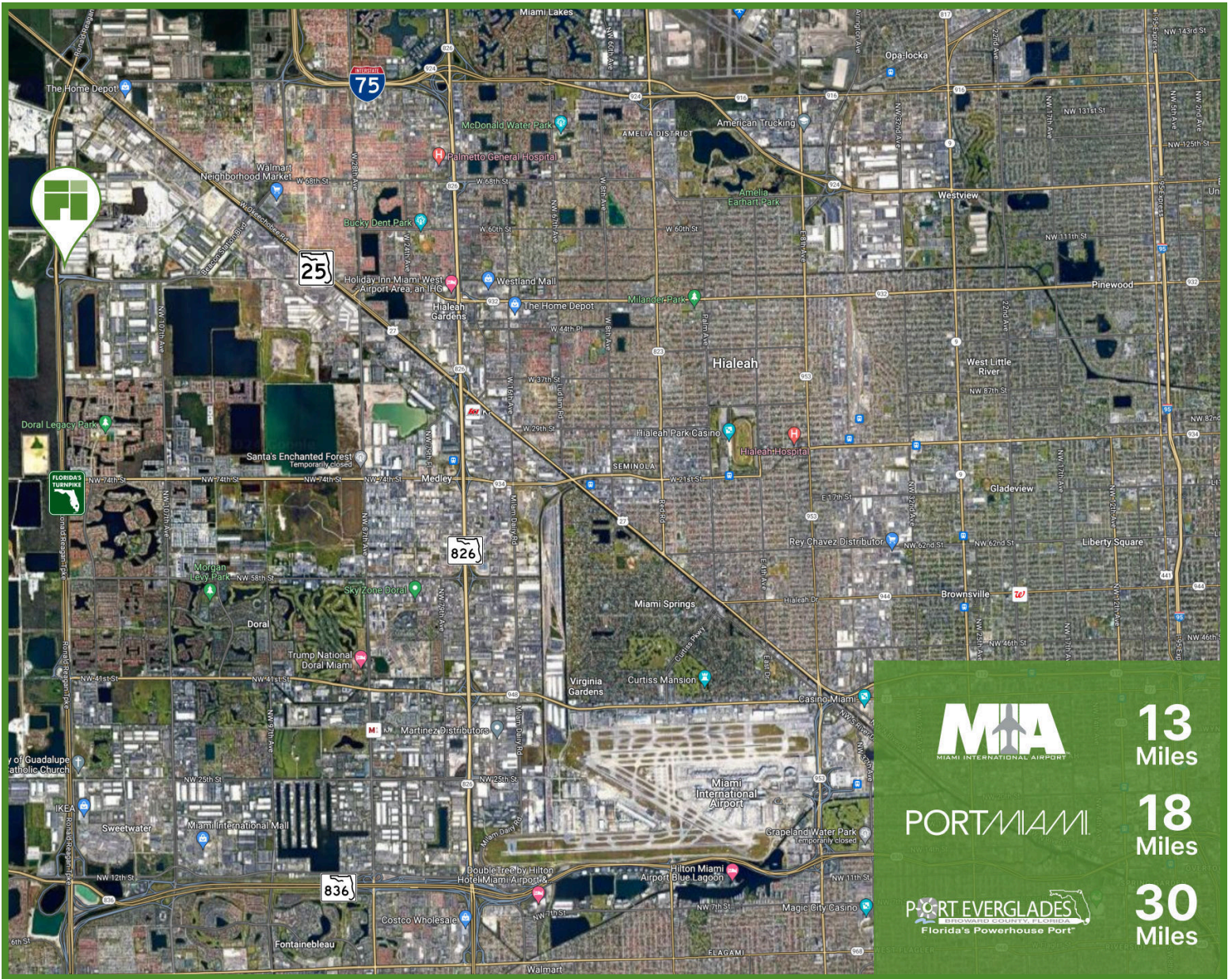
Parking spaces: 64 Spaces

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Construction: Reinforced Concrete







## Leasing Contacts

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