

BRIDGE POINT FLAGLER STATION

JLL BRIDGE

bridgepointflaglerstation.com | 11690 NW 105th Street | Miami, FL



CLASS A+ INDUSTRIAL NEW CONSTRUCTION FL TURNPIKE AND NW 105TH STREET

HIGHLIGHTS

- Two Class A+ industrial buildings
- From ±64,000 SF up to 326,448 SF
- Spec offices up to ±2,900 SF
- Up to 4 doors per bay
- Up to 4 ramps in total
- Up to 340 parking spaces

AVAILABLE SPACE

326,448 SF

OF BUILDINGS

2

CLEAR HEIGHT

36'

OFFICE SF UP TO

±2,900 SF

DELIVERY DATE

Q3 2025

BRIAN SMITH

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AUDLEY BOSCH

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MATT MACIAG

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ANA RIVERA

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305-960-8427



BUILDING 1

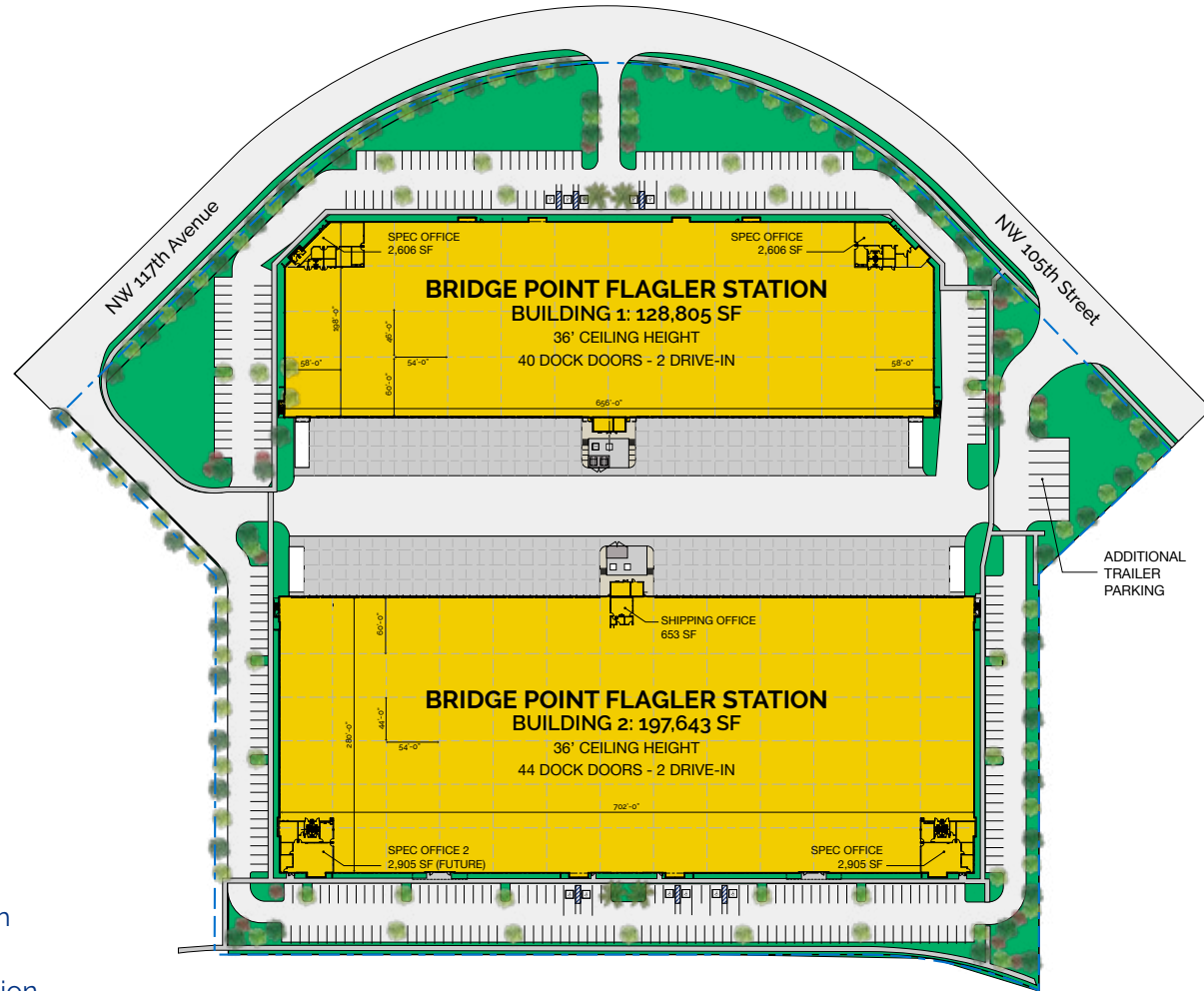
128,805 SF

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

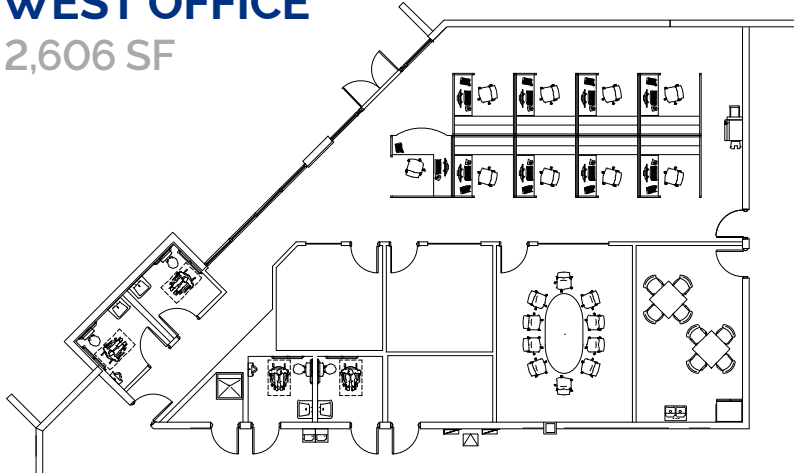
Divisible to: 98,821 SF
Clear height: 36'
Exterior docks: 44
Building depth: 280'
Drive-in doors: 2
Car parking: 198
Loading: Rear
Truck court: 180' (shared)
Shipping office: 653 SF
Spec office: 2,905 SF (with an additional 2nd build option of 2,905 SF)



BUILDING 1

WEST OFFICE

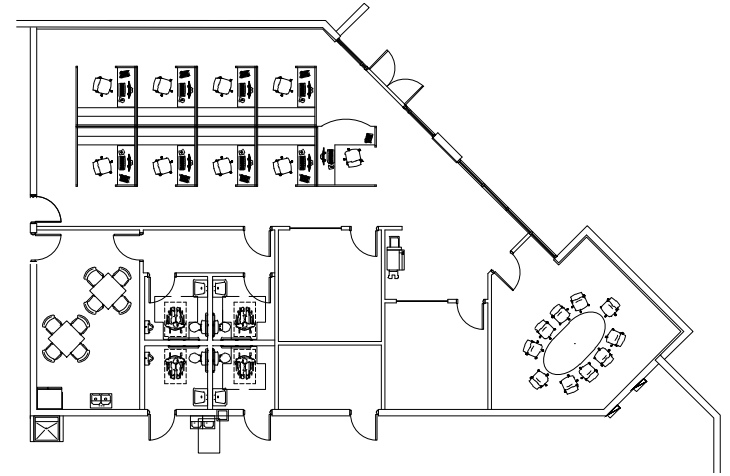
2,606 SF



BUILDING 1

EAST OFFICE

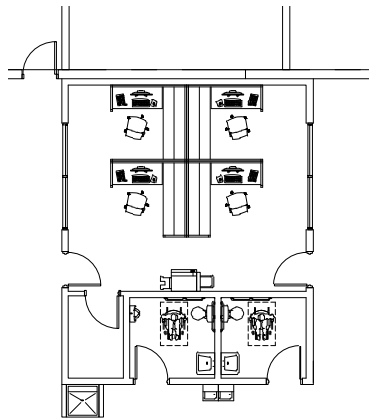
2,606 SF



BUILDING 2

SHIPPING OFFICE

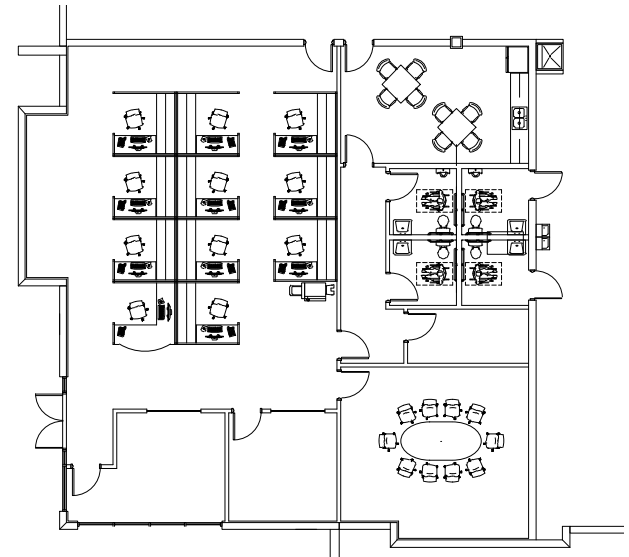
653 SF



BUILDING 2

EAST OFFICE

2,905 SF



RENDERINGS

BRIDGE



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LOCATION ACCESS

BRIDGE

INTERCHANGE OF FLORIDA'S
TURNPIKE AND INTERSTATE 75

7.3 miles
9 minutes

TO MIAMI INTERNATIONAL AIRPORT

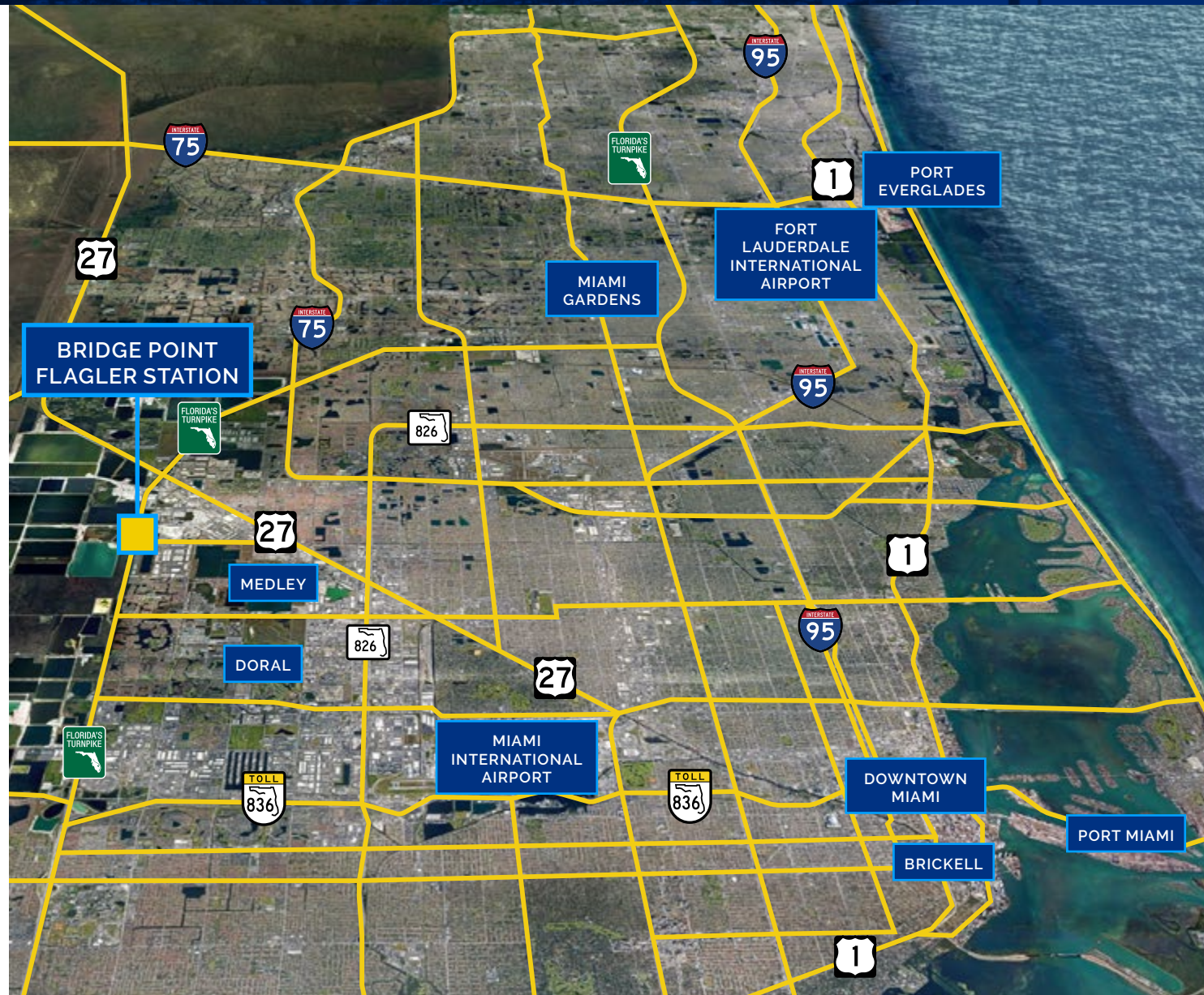
16 miles
25 minutes

TO PORT OF MIAMI

18 miles
30 minutes

TO PORT EVERGLADES

32 miles
36 minutes



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PROXIMITY MAP | CORPORATE NEIGHBORS



W OKEECHOBEE RD



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

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

COURTYARD MARRIOTT
RESIDENCE INN

COURTYARD MARRIOTT
MIAMI WEST



LOCATION HIGHLIGHTS

- Prime location off NW 107th Street and NW 117th Avenue
- Connect quickly to I-75 via Okeechobee Rd (US-27)
- Quick access to Florida's Turnpike

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

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LOCATION DEMOGRAPHICS



1 MILE

Summary	2024
Population	522
Households	154
Median household income	\$119,834
White collar workers	71.7%
Blue collar workers	21.1%

3 MILE

Summary	2024
Population	67,658
Households	20,868
Median household income	\$108,172
White collar workers	59.4%
Blue collar workers	20.9%

5 MILE

Summary	2024
Population	216,116
Households	73,594
Median household income	\$90,162
White collar workers	59.3%
Blue collar workers	23.8%



74 MILLION+ SF WORLDWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the **ACQUISITION** and **DEVELOPMENT** of **CLASS A INDUSTRIAL PROPERTIES** in supply-constrained **CORE** markets in the U.S. and the U.K.

Our people **EMBRACE COMPLEXITY** and execute with **CREATIVITY AND CERTAINTY**. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



MIAMI OFFICE

200 S BISCAYNE BLVD. #4400 | 305.280.9000

www.bridgeindustrial.com

AWARDS	
Developer of the Year, NAIOP South Florida	2023, 2021, 2019, 2018, 2016
Developer of the Year, NAIOP SoCal	2023
Green Lease Leader with Gold Recognition	2023
New Good Neighbor, NJ Business & Industry Association	2023, 2021
BOMA TOBY Awards, Miami & Southern Region	2023, 2022
Industrial Speculative Development of the Year, NAIOP Chicago	2022, 2021, 2020, 2019, 2018, 2017
Industrial Project of the Year, South Florida Business Journal	2022, 2020, 2018
Industrial Impact Award, United Way of Northern New Jersey	2022
Industrial Project of the Year, NAIOP SoCal	2024, 2022
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021
Developer of the Year, NAIOP Chicago	2021, 2019, 2015
Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021
Deal of the Year, NAIOP New Jersey	2020, 2018
Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Community Appearance Award, City of Fort Lauderdale	2019, 2018
Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Project of the Year, NAIOP South Florida	2017
Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014