



News release

JLL tapped to lease Bridge Industrial's new Class A development, Bridge Point Flagler Station in Medley, Florida

The 326,448-square-foot state of the art LEED-Certified development by Bridge Industrial is slated for delivery in Q3 2025.

MEDLEY, FL, September 17, 2024 - JLL announces today that Bridge Industrial has selected the firm as the exclusive leasing agent for its newest project in South Florida, Bridge Point Flagler Station, a 326,448-square-foot industrial development located at 11690 NW 105th Street in Medley, FL. Bridge Point Flagler Station will replace the former Ryder headquarters office building within the renowned Flagler Station Business Park. This new development marks the first ground-up project in over five years within the park.

The JLL team of Executive Managing Director and South Florida Industrial Lead Brian Smith, Executive Managing Director Audley Bosch, Managing Director Matt Maciag, and Senior Vice President Ana Rivera will spearhead the property's leasing efforts on behalf of Bridge Industrial, the owner and developer. Founded in 2000, Bridge Industrial is a vertically integrated real estate operating company and investment manager focused on the development and acquisition of industrial properties in supply-constrained core markets in the U.S. and Europe. Since establishing a South Florida foothold in 2012, the company has acquired more than 740 acres in 22 separate transactions regionwide and delivered or has under construction over 11.4 million square feet of Class-A industrial space locally.

"Bridge Point Flagler Station exemplifies industrial excellence, and we are excited to work with JLL to introduce this premier facility to the market," said Aaron Hirshl, Senior Vice President of Bridge Industrial. *"This project reinforces our commitment to developing premium industrial properties in supply-constrained, core markets like South Florida."*

The project features two Class A, LEED-certified industrial buildings, designed to meet the most stringent logistics and distribution demands. Building 1 spans 128,805 square feet and Building 2 covers 197,643 square feet. Both have 36' ceilings.

"As the region's industrial real estate sector continues to experience pent-up demand, quality industrial developments like Bridge Point Flagler Station are becoming harder to come by," said JLL's Smith. *"The development's optimal location and advanced features are expected to attract strong demand from occupiers requiring top-tier industrial space and looking to open or expand into one of Miami's most sought-after industrial submarkets."*

Located within the premier 10.5 million-square-foot business park Flagler Station, future tenants at Bridge Point Flagler Station will have access to the park's amenities including on-site day care,



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food and beverage options, a cross-fitness center, outdoor fitness center trail, and several nearby retail and medical centers.

Bridge Point Flagler Station also offers easy access to key transportation hubs including Miami International Airport, FLL Airport, Port Miami, and Port Everglades. A local community bank and gas station are also conveniently situated within the overall park making this project an ideal choice for industrial tenants aiming for operational excellence.

According to JLL's latest Industrial Insights Report for Miami-Dade, average asking rates continue to trend upwards with an average of \$17.42 per square foot, NNN (triple net), which is the highest recorded to date and up 13.9% year-over-year due to land constraints, new development, and lack of availability.

For leasing information, contact Brian Smith at (305) 960-8403, Matt Maciag at (305) 960-8409, Audley Bosch at (305) 960-8404, or Ana Rivera at (305) 960-8427.

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About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 108,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

Contact: Yudi Fernandez Kim, Paola Colberg, Victoria Cela, Katherine York

Email: yudi@schwartz-media.com, paola@schwartz-media.com, victoria@schwartz-media.com, katherine@schwartz-media.com

Phone: (305) 725-8262, (305) 517-5844, (786) 514-9250, (321) 438-0652

About Bridge Industrial:

[Bridge Industrial](#) is a privately-owned, vertically integrated real estate operating company and investment manager that focuses on the acquisition and development of Class A industrial real estate, in the supply-constrained core industrial markets of Chicago, Miami, New Jersey, New York, Los Angeles, San Francisco, Seattle, and Europe. Since its inception in 2000, Bridge has successfully acquired and developed close to 74 million square feet of industrial buildings.

Contact: Rishika Mahtani, VP Marketing & Communications, Bridge Industrial, rmahtani@bridgeindustrial.com