

FOR SALE

# MONARCH COMMERCE CENTER

2401

SW 145TH AVENUE

MIRAMAR, FL 33027



## PROPERTY FEATURES

- + ±32,000 SF Class A building
- + ±5,800 SF high-end corporate office space including conference rooms and lounge
- + ±5,800 SF mezzanine
- + Single tenant flex/industrial space
- + 24' clear height
- + Racked warehouse space
- + Rear Loading
- + 7 dock high doors
- + Heavy 3-Phase Power
- + Impact Windows
- + Fire sprinkler system
- + Available for immediate occupancy
- + Prime Location just North of Miramar Parkway & just East of I-75
- + Convenient access to a wide range of highly-valued amenities
- + Well-connected to major thoroughfares including Florida's Turnpike
- + Within 25 miles of 2 (two) international airports and ports
- + **Reduced Price:** \$6,880,000 (\$215 PSF)



## CONTACT US

### TOM O'LOUGHLIN

Executive Vice President  
+1 954 817 3919  
tom.oloughlin@cbre.com

### LARRY GENET

Senior Vice President  
+1 305 807 0004  
larry.genet@cbre.com



MARKETED IN CONJUNCTION WITH:

CBRE, Inc.

CBRE

# FOR SALE MONARCH COMMERCE CENTER

2401  
SW 145TH AVENUE  
Miramar, FL 33027



## PROPERTY DESCRIPTION

CBRE as exclusive marketing advisors are proud to offer Monarch Commerce Center. A class A  $\pm 32,000$  SF building located in Miramar, Florida situated on  $\pm 0.73$  acres of land with ample parking for storage, salesforce/employee parking or fleets. Served via 7 dock high doors, the building is ideally setup for any light industrial owner/user.

Other features include: Twin-T-Roof, concrete block construction,  $\pm 5,800$  SF office, 24' clear heights and is a very nice corporate style facility with excellent curb appeal. Located less than 2 miles east of I-75 via Miramar Parkway and within 25 miles of Fort Lauderdale Hollywood International Airport, Port Everglades, Miami International Airport and Port of Miami. The property is zoned Commercial.

<b>Property Address</b>	2401 SW 145th Avenue Miramar, Florida 33027
<b>Parcel Number</b>	514022AA0040
<b>Total Building Size</b>	$\pm 32,000$ SF
<b>Office</b>	$\pm 5,800$
<b>Lot Size</b>	$\pm .73$ acres
<b>Year Built</b>	2006
<b>Clear Height</b>	24'
<b>Zoning</b>	Commercial
<b>Loading</b>	7 dock high doors
<b>Parking</b>	2 large lots
<b>Taxes</b>	\$97,410.49 (2020)



## LOCATION ACCESS



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