# NONARCH COMMERCE ENTER

2401 **SW 145TH AVENUE** 





# **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 highlyvalued 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**

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MARKETED IN CONJUNCTION WITH:





## **PROPERTY DESCRIPTION**

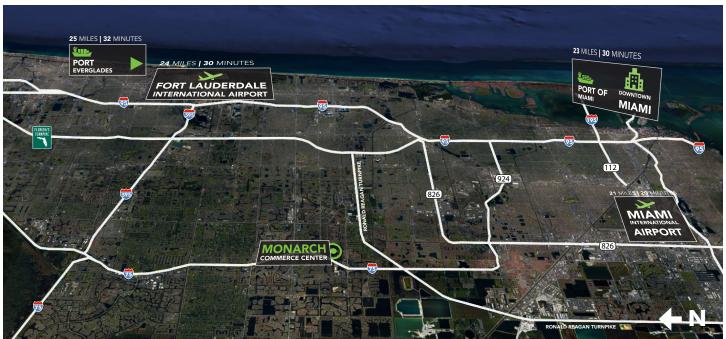
CBRE as exclusive marketing advisors are proud to offer Monarch Commerce Center. A class A  $\pm 32,000$  SF building located in Miramar, Florida situated on  $\pm 0.73$  acres of land with ample parking for storage, salesforce/employee parking or fleets. Serviced via 7 dock high doors, the building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

Other features include: Twin-T-Roof, concrete block construction, ±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.

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



## **LOCATION ACCESS**



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