

Miramar Park of Commerce

3991 Commerce Parkway
Miramar, FL 33025

Sublease in Well Established Industrial Park

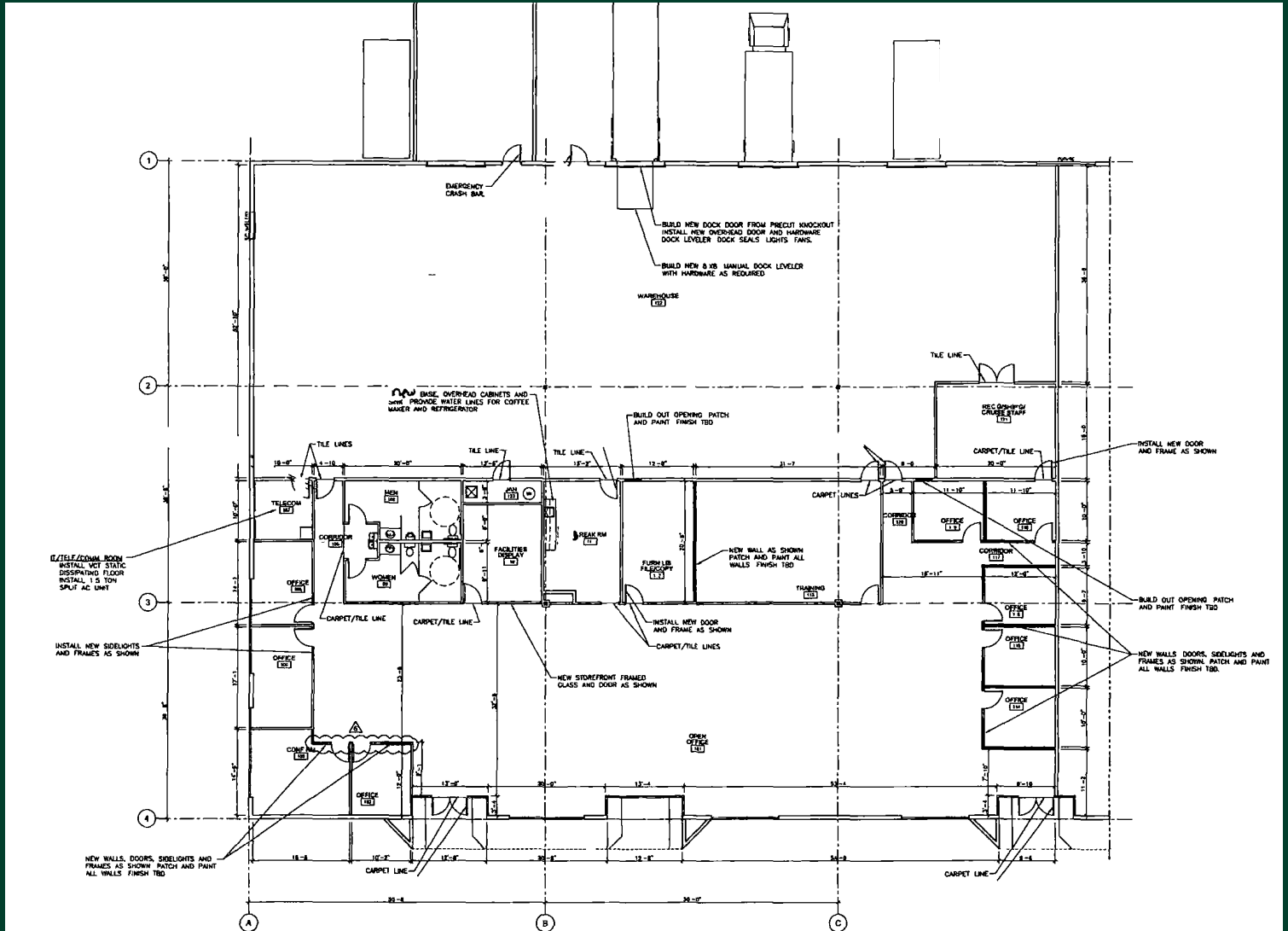


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Floor Plan



Property Details

- + ±14,997 SF available
- + ±8,057 SF office area
- + ±6,940 SF warehouse
- + Built 1992
- + 20' - 24' clear height
- + 4 dock high doors
- + 2/29/2024 expiration of current lease
- + 1.5/1,000 SF Parking
- + Located in preferred, widely recognized industrial submarket
- + Central location within the Tri-County region allows for efficient distribution patterns
- + 80% of South Florida's 6.2 million population live within 60 minute drive
- + Excellent surrounding amenity base
- + **Asking Rate: \$12.00 PSF NNN plus \$4.88 OpEx**

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