

AVAILABLE - FOR LEASE

Class A Distribution Space

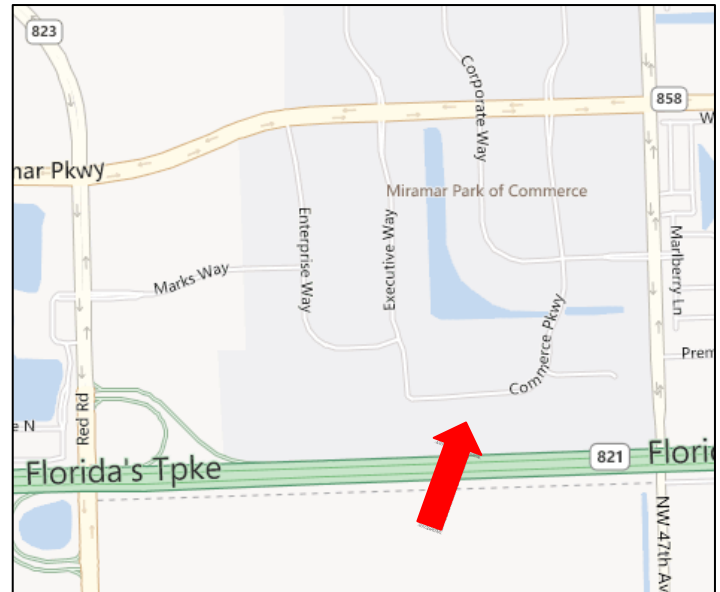


MIRAMAR PARK OF COMMERCE 3700 Commerce Parkway, Miramar, Florida

Special Features:

- ± 97,009 Square Feet Total
- ± 10% Office BTS
- ± 40,800 SF Temperature Controlled
- Up to 8,100 Amp Service - High Voltage
- 24' Clear Ceiling Heights
- 12 Dock High Doors With Manual Pit Levelers
- 6 Additional Door Punch Outs May Be Available
- ± 145 Vehicular Parking Spaces

Lease Price: \$7.75 PSF Gross



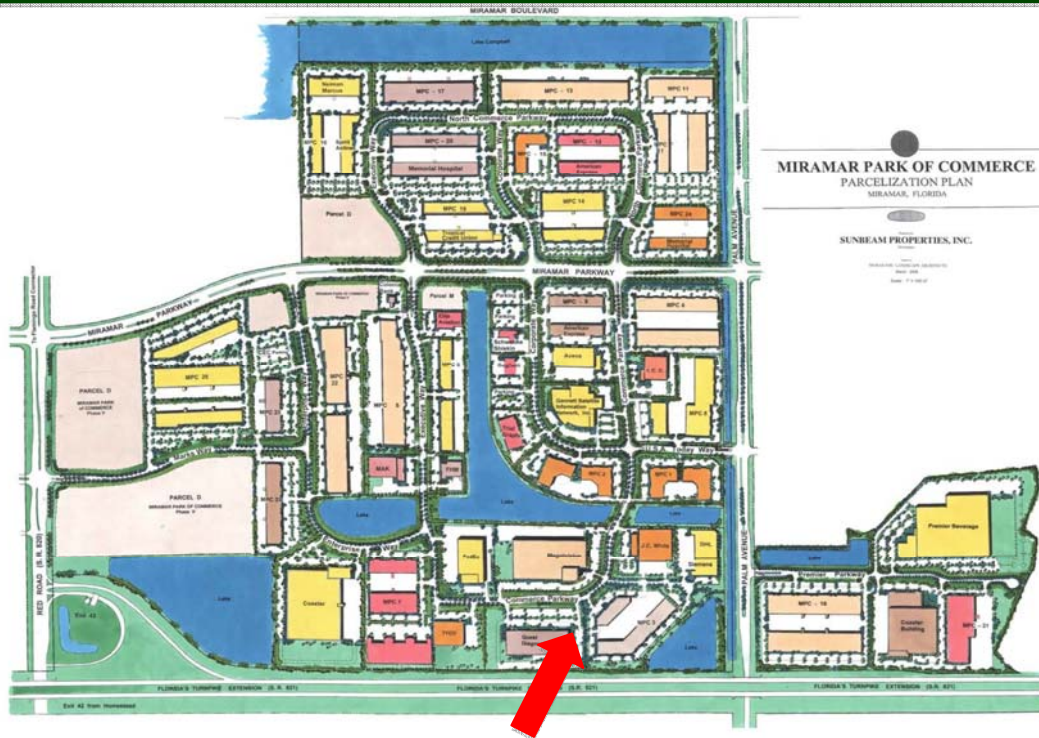
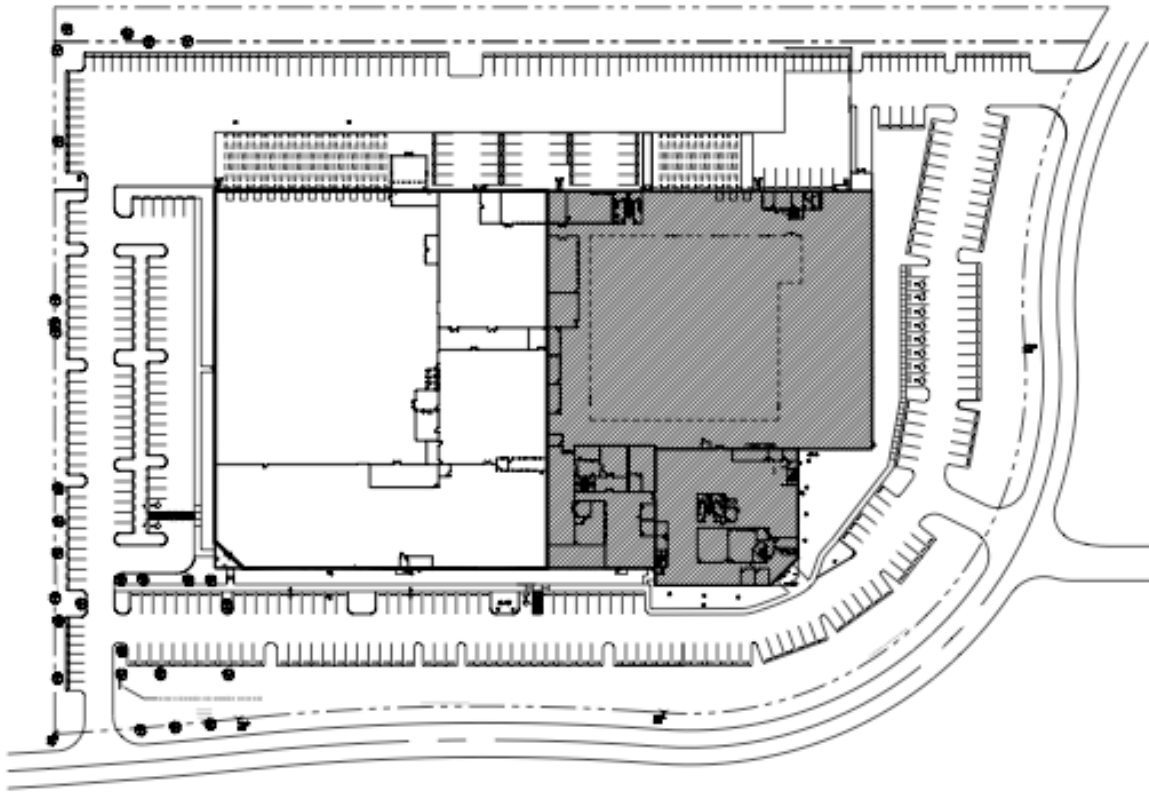
7545 West 24 Avenue, S-100
Hialeah, Florida 33016

For Additional Information Please Contact:

Rene Vivo, Broker
Carlos Velasquez, Senior Director
305-817-8899
www.vivogroup.net

NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

Site Plan



VIVO
Real Estate Group, Inc.
Licensed Real Estate Broker
7545 West 24 Avenue, S-100
Hialeah, Florida 33016

For Additional Information Please Contact:

Rene Vivo, Broker
Carlos Velasquez, Senior Director
305-817-8899
www.vivogroup.net

NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.