



# For Lease

**±61,000 SF Available**

7481 Riviera Blvd. | Miramar, FL 33023



## Property Features

±61,000 SF Total Size (Divisible)

±58,800 SF of Warehouse Space

±2,300 SF of Office Space

±30' Clear Height

200' Building Depth

6 Dock Doors  
5 Street Level Doors

1/1,000 Parking Ratio

**STREAM**

## Freestanding Class "A" Industrial Building

### Property Highlights

- 2021 Construction
- Frontage on the Florida Turnpike with ±107,000 vehicles per day
- ±61,000 SF Available for Lease
  - ±58,800 SF of Warehouse Space
  - ±2,300 SF of Office Space
- Column Spacing: 40' x 55'
- Loading: Rear Loading
- Power: Three Phase | 480/277 Volt | 1,600 Amps
- Opportunity for fenced and secured yard and truck court

For leasing information, please contact:

**Steven Medwin, SIOR, CCIM**  
[steve.medwin@streamrealty.com](mailto:steve.medwin@streamrealty.com)  
T 305.615.4415

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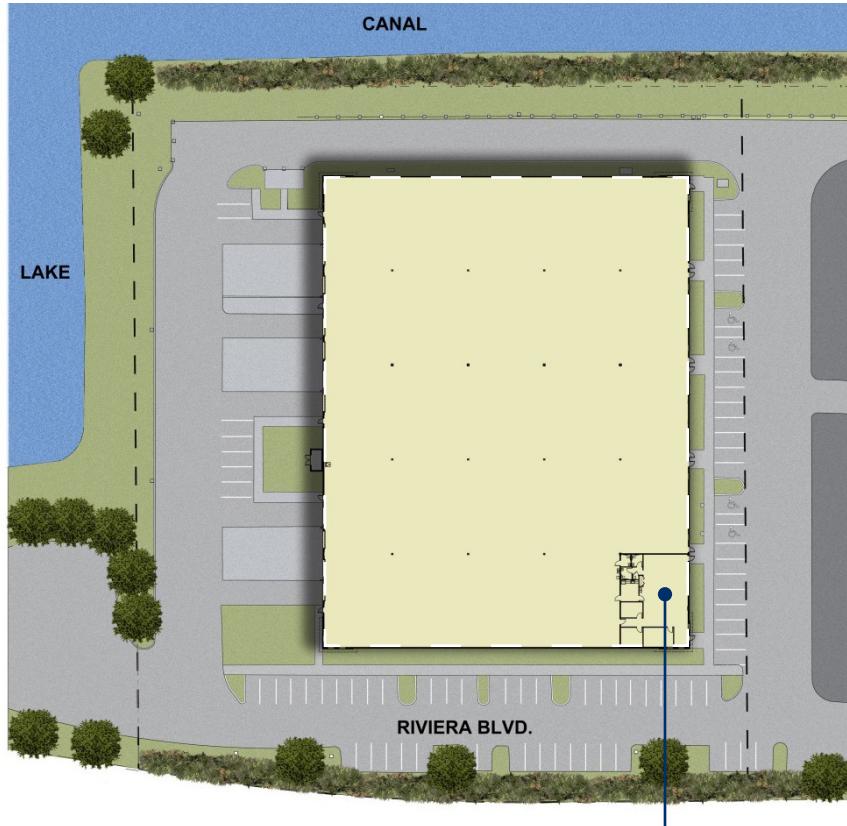
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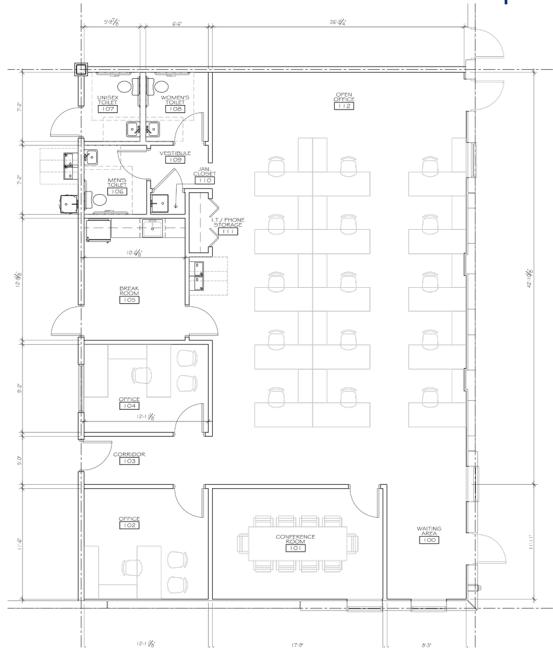
## Site Plan

±61,000 SF



## Office

±2,300 SF



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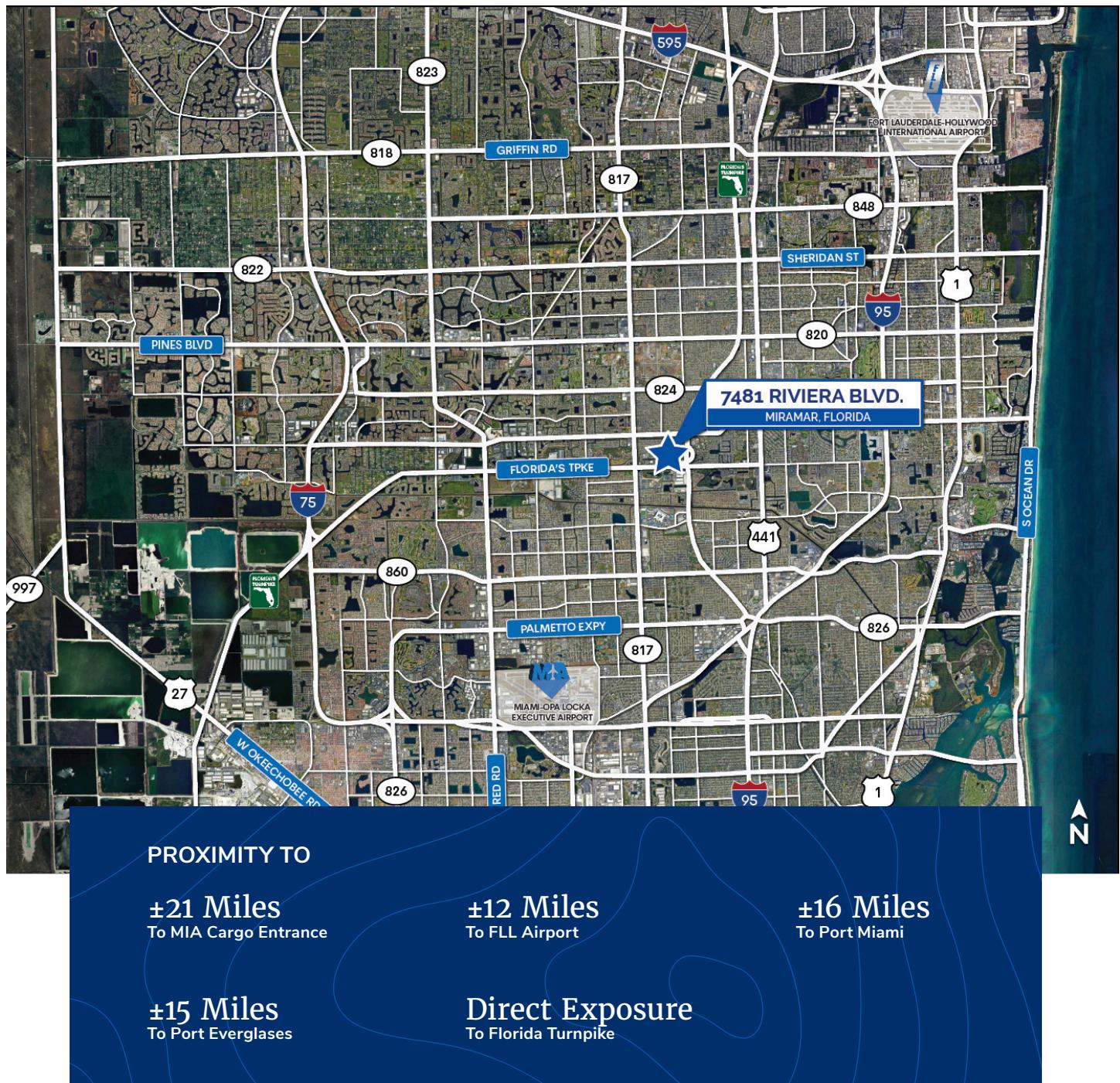
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