



# 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  
T 305.615.4415

**Nick Wigoda, SIOR**  
nick.wigoda@streamrealty.com  
T 305.615.4461

Stream Realty Partners and its affiliates, representatives, partners, employees, agents, brokers, or contractors make no representation, guarantee, or warranty as to the accuracy or completeness of the information provided herein.

# For Lease

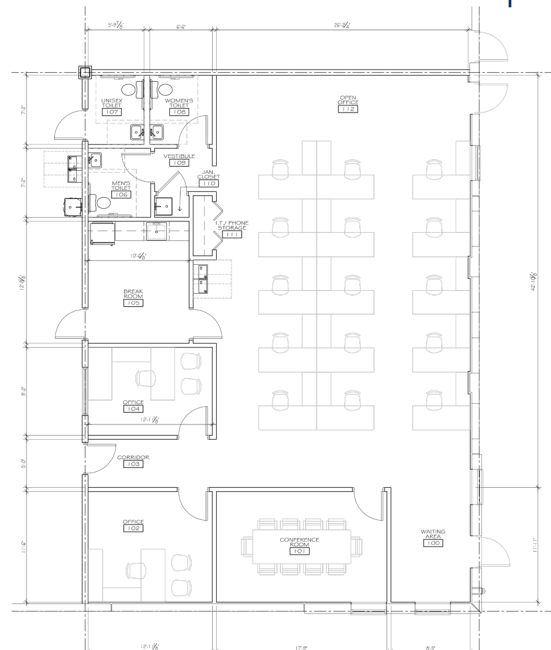


7481 Riviera Blvd. | Miramar, FL 33023

**Site Plan**  
±61,000 SF



**Office**  
±2,300 SF



For leasing information, please contact:

**Steven Medwin, SIOR, CCIM**  
steve.medwin@streamrealty.com  
T 305.615.4415

**Nick Wigoda, SIOR**  
nick.wigoda@streamrealty.com  
T 305.615.4461

Stream Realty Partners and its affiliates, representatives, partners, employees, agents, brokers, or contractors make no representation, guarantee, or warranty as to the accuracy or completeness of the information provided herein.





# For Lease



7481 Riviera Blvd. | Miramar, FL 33023



For leasing information, please contact:

**Steven Medwin, SIOR, CCIM**  
steve.medwin@streamrealty.com  
T 305.615.4415

**Nick Wigoda, SIOR**  
nick.wigoda@streamrealty.com  
T 305.615.4461

Stream Realty Partners and its affiliates, representatives, partners, employees, agents, brokers, or contractors make no representation, guarantee, or warranty as to the accuracy or completeness of the information provided herein.





# For Lease



7481 Riviera Blvd. | Miramar, FL 33023



## PROXIMITY TO

**±21 Miles**  
To MIA Cargo Entrance

**±12 Miles**  
To FLL Airport

**±16 Miles**  
To Port Miami

**±15 Miles**  
To Port Everglades

**Direct Exposure**  
To Florida Turnpike

For leasing information, please contact:

**Steven Medwin, SIOR, CCIM**  
steve.medwin@streamrealty.com  
T 305.615.4415

**Nick Wigoda, SIOR**  
nick.wigoda@streamrealty.com  
T 305.615.4461

Stream Realty Partners and its affiliates, representatives, partners, employees, agents, brokers, or contractors make no representation, guarantee, or warranty as to the accuracy or completeness of the information provided herein.

**STREAM**