



## 3056 S STATE RD 7 #2B MIRAMAR, FL 33023

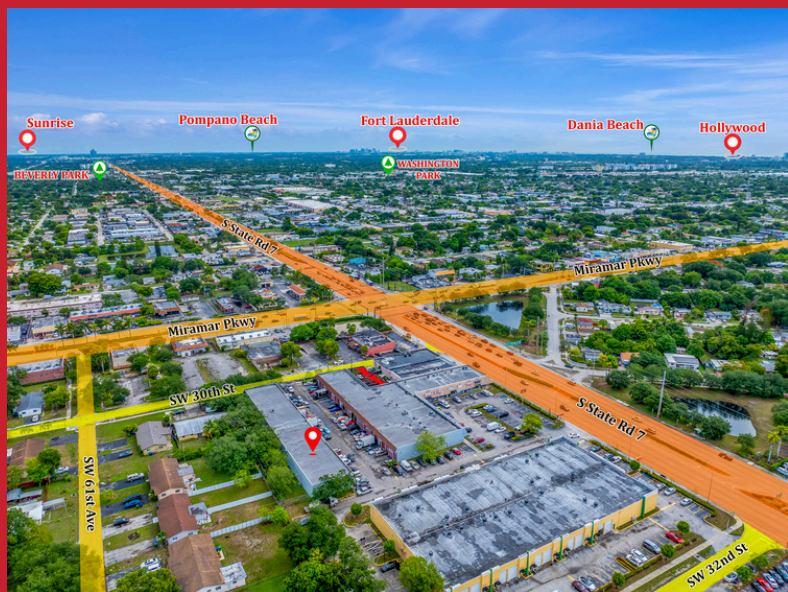
Discover an exceptional opportunity at 3056 S State Rd 7 in Miramar, FL. This versatile property features nearly 700 square feet of well-designed warehouse space complemented by approximately 100 square feet of office area, ideal for a range of industrial applications including warehousing and distribution. The current structure boasts a non-conforming mezzanine of over 500 square feet, providing an excellent solution for those seeking to maximize usable space. With a convenient street-level door, access and operational efficiency are seamlessly integrated into this functional layout.

Strategically located along a major county corridor, this property ensures unparalleled accessibility while being nestled within a vibrant commercial hub. The prime location offers the perfect balance of high visibility and operational convenience, making it an excellent choice for businesses looking to thrive in a bustling environment. Whether you're expanding your distribution network or seeking an efficient warehousing solution, 3056 S State Rd 7 delivers both practicality and potential in one compelling package.

**PRICE: \$240,000**

Building Size: 667Sq FT

Year Built 1974



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