



E L I O N

MARINA WEST BUSINESS CENTER- BUILDING A

PREMIER PHARMACEUTICAL DISTRIBUTION & STORAGE FACILITY FOR LEASE

13900 N.W. 2ND STREET, SUNRISE, FL

± 276,000 SF

PHARMACEUTICAL- READY INFRASTRUCTURE

Marina West Business Center is well-suited for a wide range of pharmaceutical uses, including:

- Temperature-Controlled Storage (Cold Chain Capable)
- Controlled Room Temperature (CRT) Environments
- FDA-Regulated Operations (GMP Adaptability)
- Medical Device & Biotech Distribution
- Clinical Trial Supply Storage & Fulfillment

The building's scale allows for dedicated zones for refrigerated, ambient, and secure storage—with the potential for clean rooms, lab space, or QA/QC areas.

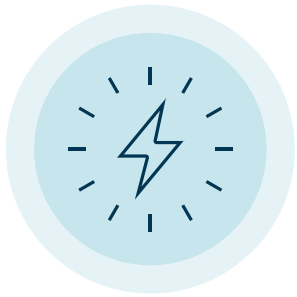
Marina West Business Center is purpose-built to support the evolving needs of pharmaceutical and life sciences users. Strategically located with exceptional access to South Florida's major highway networks, the ±276,000 SF facility offers the scalability, infrastructure, and operational flexibility required for a wide range of pharmaceutical uses.



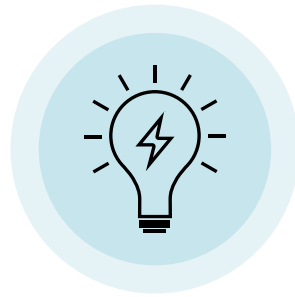
BEYOND THE TRADITIONAL WAREHOUSE

Marina West Business Center offers more than a traditional warehouse, with the infrastructure and flexibility to support heavy industrial, cold storage, manufacturing, and other high-performance operations.

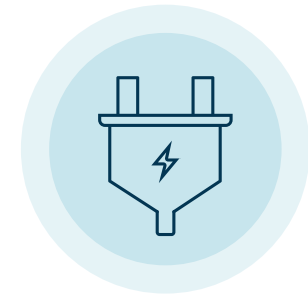
Built for power-intensive operations: 5,500 KVA of utility-fed transformer capacity across independent west and east services, 10,000 Amps of total switchgear distribution, and up to 5.5 MW of installed electrical capacity.



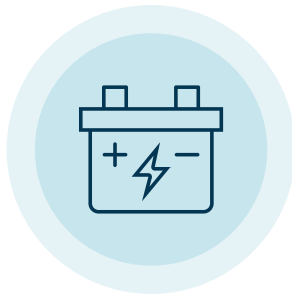
VOLTAGE:
480/277V, 3-PHASE
10,000 AMPS



UTILITY TRANSFORMERS:
WEST SIDE: ONE 1,500 KVA TRANSFORMER
EAST SIDE: TWO 2,000 KVA TRANSFORMERS
**TOTAL TRANSFORMER CAPACITY:
UP TO 5,500 KVA ELECTRICAL CAPACITY**



MAIN SWITCHBOARDS:
EAST SIDE: NP-1 AND NP-2
(EACH A SQUARE-D 4,000 AMP MCB
SWITCHBOARD) WITH DRAW-OUT
BREAKERS



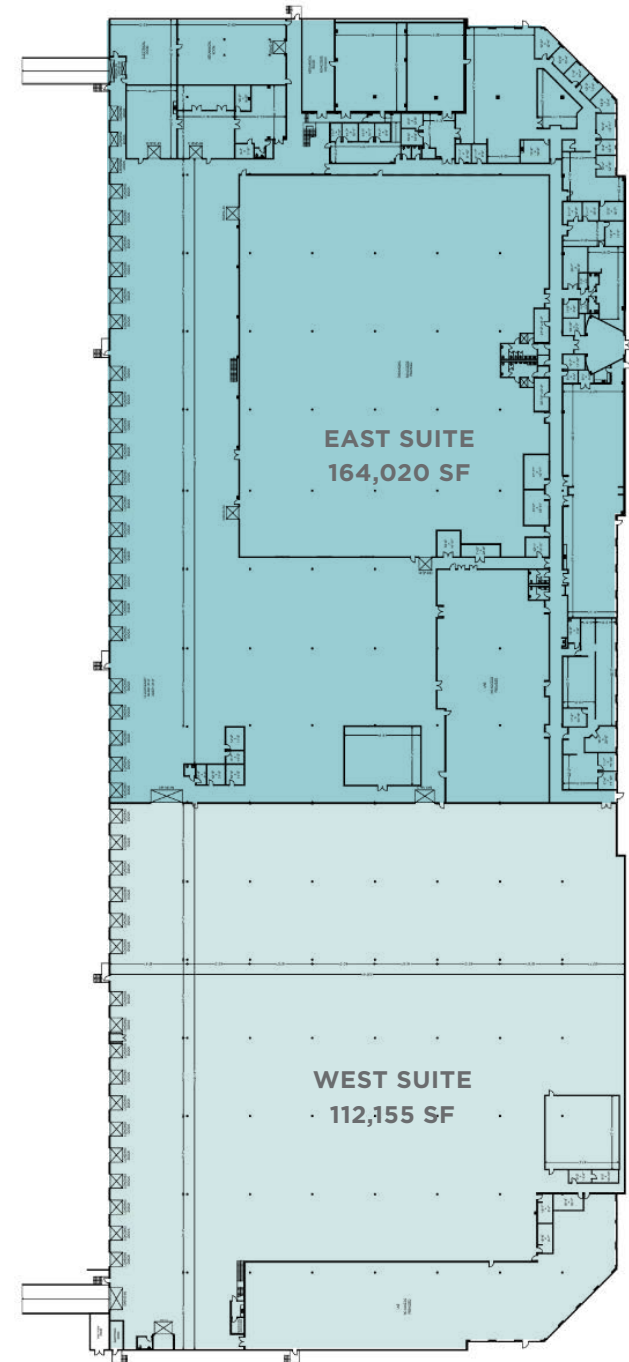
WEST SIDE:
TWO 1,000 AMP/480V SERVICES,
(2) 1,000 AMP ATS UNITS PLUS
200 AMP/480V



EAST SIDE:
TWO 4,000 AMP/480V SERVICES,
(4) ATS UNITS- (2) 1,600 AMP/480V,
(1) 540 AMP/480V, (1) 2,000 AMP/480V

BUILDING SPECS

- AVAILABLE: 112,155 SF, 164,020 SF OR FULL BUILDING 276,175 SF
- OFFICE AREA: ±32,000 SF
- CLEAR HEIGHT: 30'
- PARKING: 304 SPACES
- 42 DOCK HIGH DOORS
- ESFR FIRE SPRINKLERED
- 100% CLIMATE CONTROLLED
- TILT WALL CONSTRUCTION
- LED LIGHTING THROUGHOUT
- REAR LOAD BUILDING
- HEAVY POWER
- PARTIALLY FENCED TRUCK COURT
- EXISTING FDA PHARMACEUTICAL USE
- FRONTAGE ON 595
- 50' SPEED BAY
- 9 PIT LEVELERS
- 2 12' X 14' RAMPS



BUILDING SPECS (SUB AREAS)

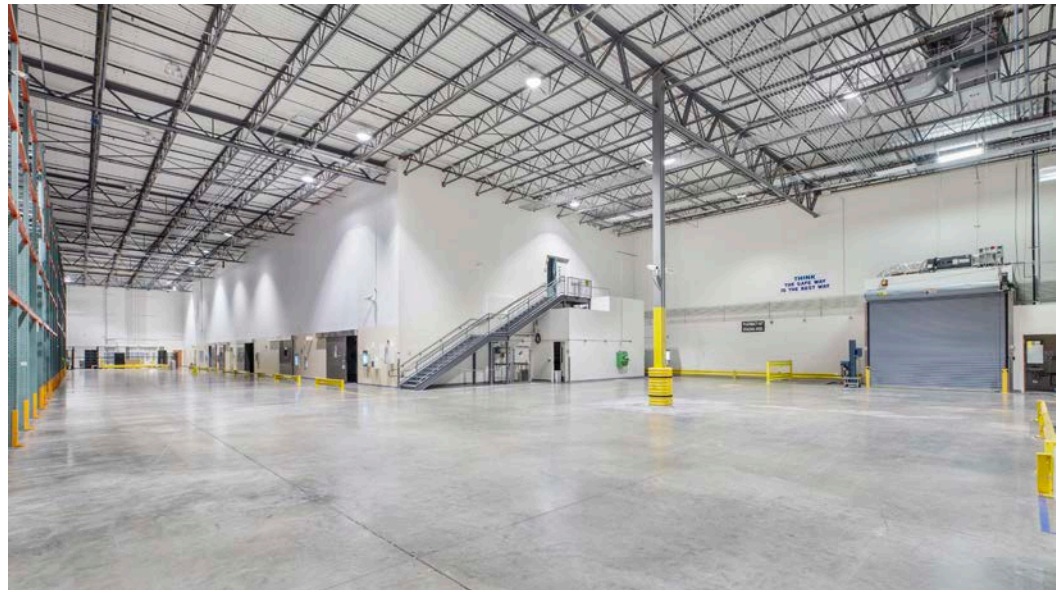
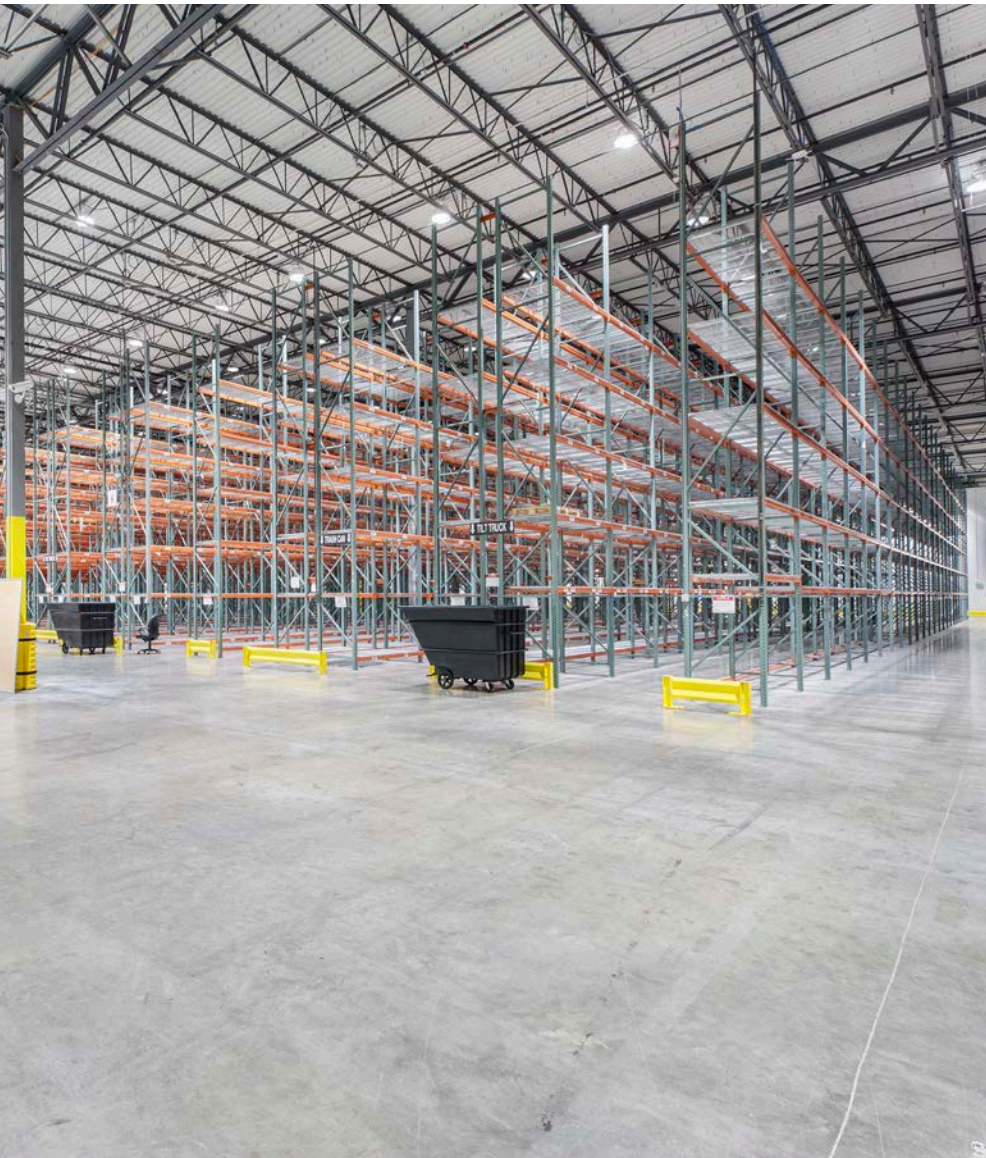
- PACKAGING ROOM SF: 62,700 SF
- LAB SF: 7,000 SF
- REFRIGERATED ROOM SF: 2,300 SF
- PHARMA SF: 6,700 SF

- DOCUMENT STORAGE ROOM SF: 2,000 SF
- CLEAN ROOM SF: 3,200 SF
- DEA VAULT SF: 1,800 SF
- SERVER ROOM SF: 2,500 SF
- CAFETERIA / PRESENTATION ROOM SF: 5,800 SF
- WEST SIDE OFFICE SF: 5,500 SF
- WEST SIDE WAREHOUSE SF: 123,075 SF
- EAST SIDE WARE HOUSE SF: 53,600 SF



PHOTOS

SCAN HERE TO VIEW
MORE INTERIOR PHOTOS!



LOCATION HIGHLIGHTS

LOCATED IN ONE OF THE MOST ACTIVE SUBMARKETS ALONG A MAJOR EAST/WEST THOROUGHFARE IN BROWARD COUNTY



DEMOGRAPHICS 5 MILES

202,233 - POPULATION

\$117,853 - AVG HOUSEHOLD INCOME

41.9 - MEDIAN AGE

MARINA WEST BUSINESS CENTER BUILDING A



Drive Times

- 0 - 1 Hours
- 1 - 2 Hours
- 2 - 3 Hours
- 3 - 4 Hours
- 4 - 5 Hours

Population

- 5,132,416
- 7,483,926
- 9,245,221
- 15,894,384
- 18,462,687

FOR MORE INFORMATION, CONTACT:

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