

15800 SW 25th Street

MIRAMAR, FL 33027

Features

This $\pm 92,155$ SF building is situated on ± 11 acres in Miramar, FL. Half the building has been leased, but the east half is still available. It includes $+\/-46,726$ SF of warehouse space and up to ± 1.3 acres of secured IOS/trailer parking. This building offers tilt wall construction, 24' clear height, 30'x40' column spacing, 19 dock doors and 1 drive-in ramp. The property is centrally located less than two miles from I-75 and within 25 miles of FLL and MIA airports, PortMiami and Port Everglades.



Miramar Centre Business Park

$\pm 46,726$ sq. ft.
(Divisible)
AVAILABLE

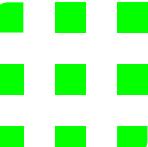
19
DOCK DOORS

$\pm 24'$
CLEAR HEIGHT

± 1.3 AC
OUTDOOR STORAGE AREA

1
RAMP

± 55 spaces
AUTO PARKING



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



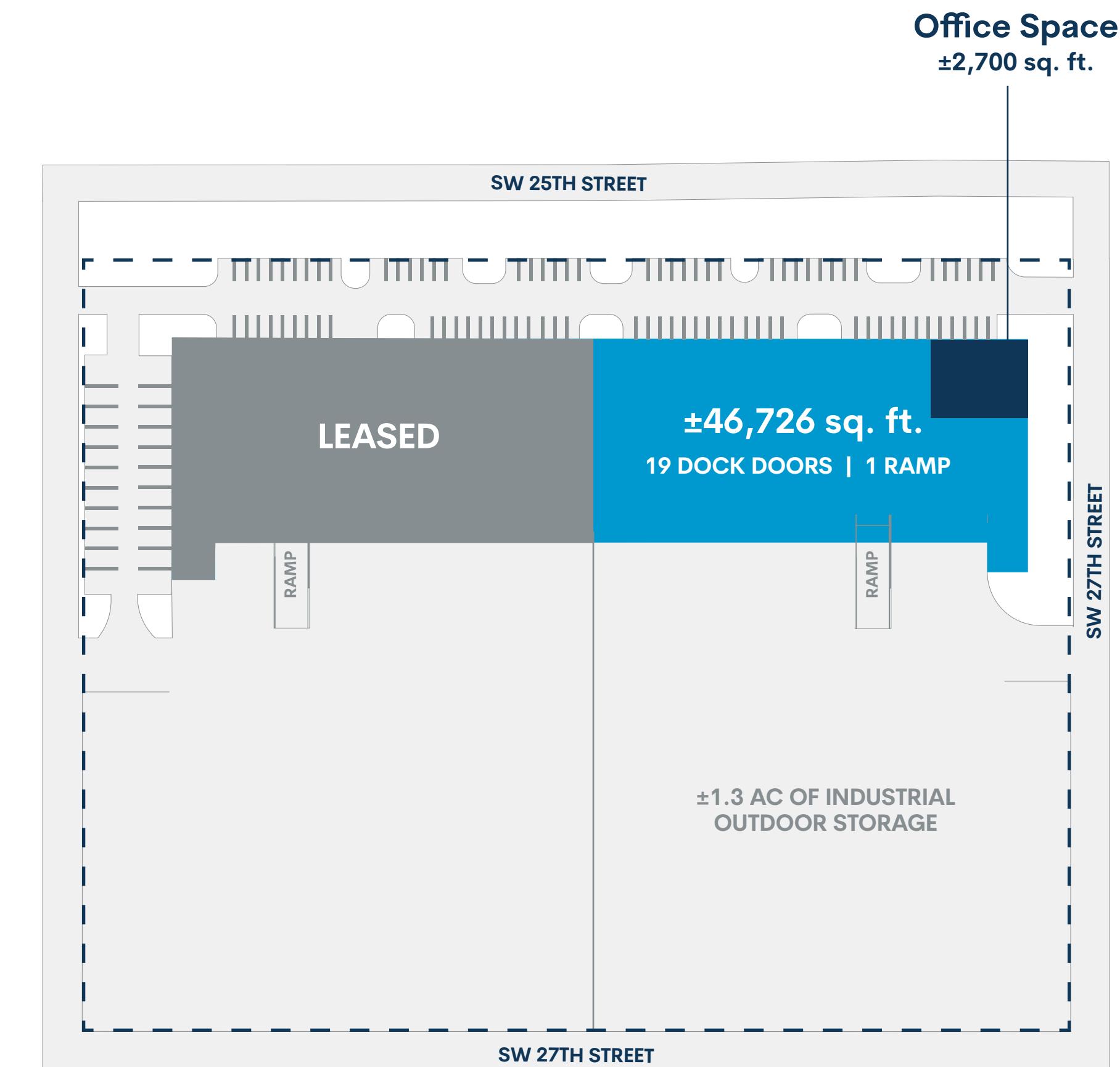
Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.



Building Specifications

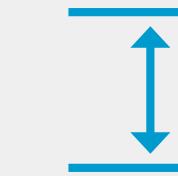
Building Size	$\pm 92,155$ sq. ft.
Available	$\pm 46,726$ sq. ft. (divisible)
Office Space	$\pm 2,700$ sq. ft. (new construction)
Outdoor Storage Area	± 1.3 AC
Clear Height	$\pm 24'$
Dock Doors	19 doors
Drive-ins	1 ramp
Automobile Parking	± 55 spaces
Sprinklers	Wet System
Power	$\pm 1,000$ amps
Existing Generator	1,500 kW Cummins Diesel Generator with 6,000 GL Fuel Tank



± 55
Automobile
Parking



$\pm 1,000$
Amps of
Power



$\pm 24'$
Clear
Height

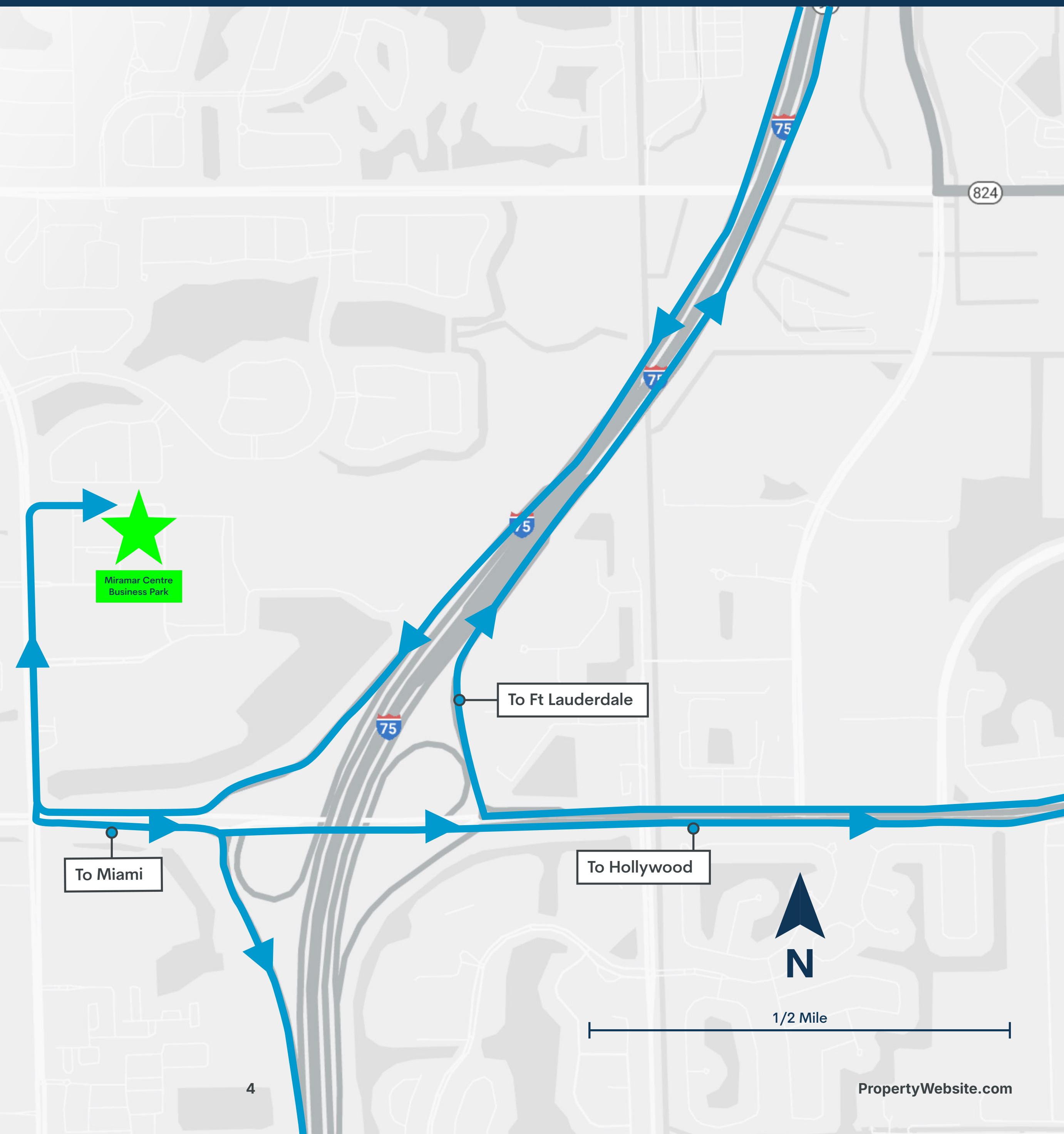
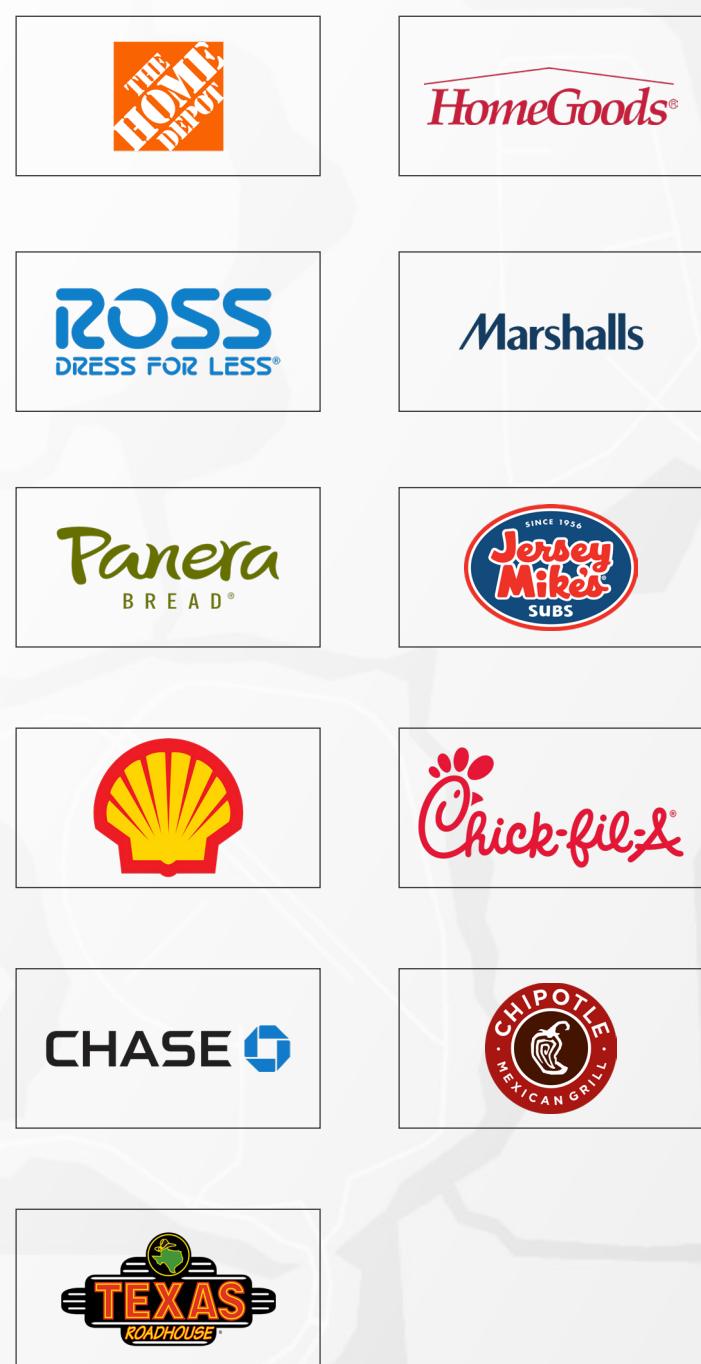


19
Dock Doors



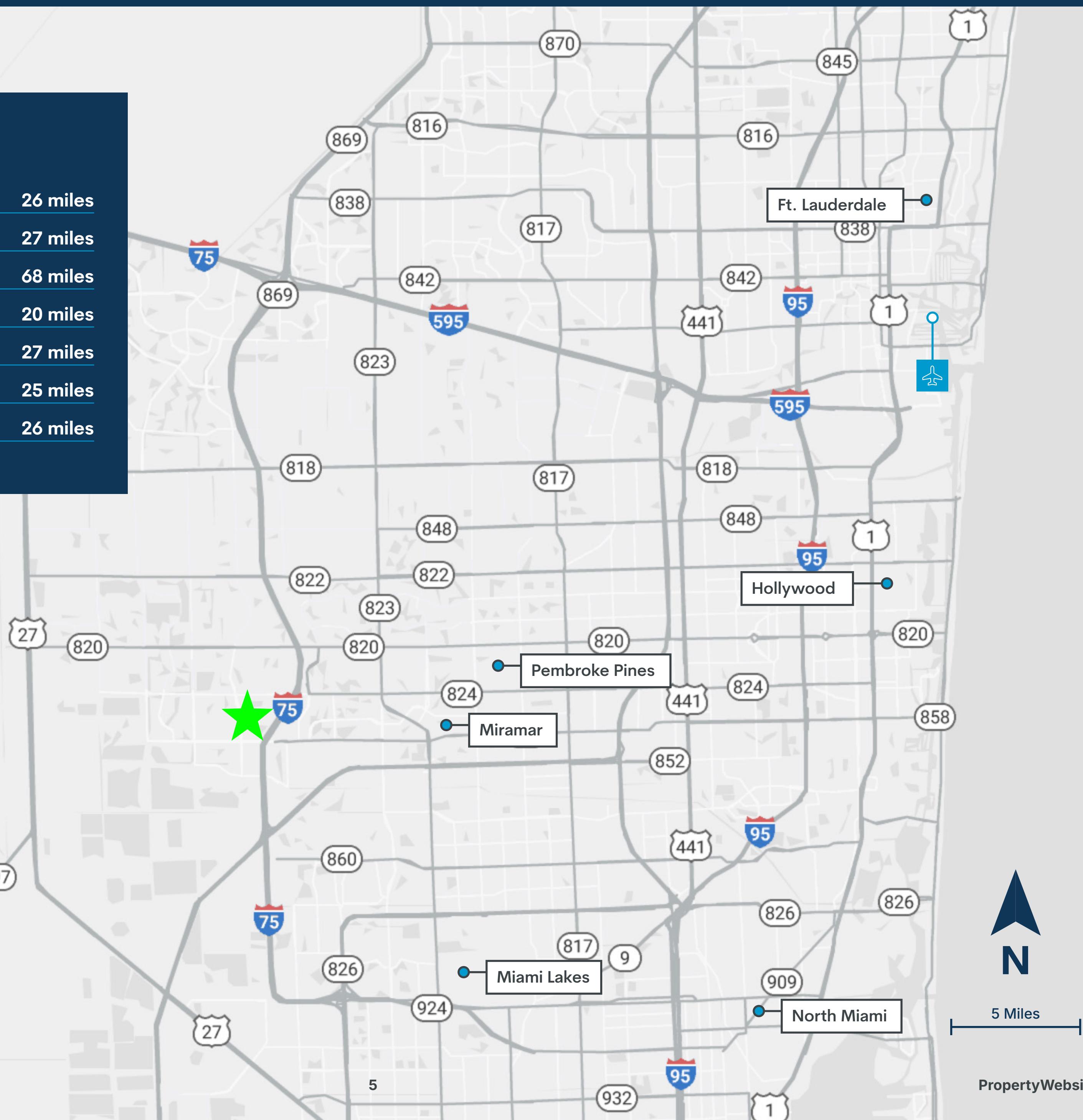
1
Ramp

Area Amenities



Key Distances

Miami	26 miles
Ft. Lauderdale	27 miles
West Palm Beach	68 miles
Miami Int'l Airport	20 miles
Ft. Lauderdale Airport	27 miles
Port Miami	25 miles
Port Everglades	26 miles





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Leasing Contacts

Steve Medwin, SIOR, CCIM

305.615.4415

steve.medwin@streamrealty.com

Nick Wigoda, SIOR

305.615.4461

nick.wigoda@streamrealty.com



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Brookfield Properties

Peyton Murray

404.941.8558

peyton.murray@brookfieldproperties.com

