

# 15800 SW 25th Street

MIRAMAR, FL 33027

## Miramar Centre Business Park

**±46,726 sq. ft.**  
(Divisible)  
AVAILABLE

**±1.3 AC**  
OUTDOOR STORAGE AREA

**19**  
DOCK DOORS

**1**  
RAMP

**±24'**  
CLEAR HEIGHT

**±55 spaces**  
AUTO PARKING

## Features

This ±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.





## 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.

## 74M+

square feet of logistics space

## 550+

warehouse, distribution and cold storage properties

## 90M+

square foot development pipeline



### 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.



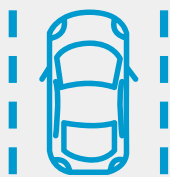
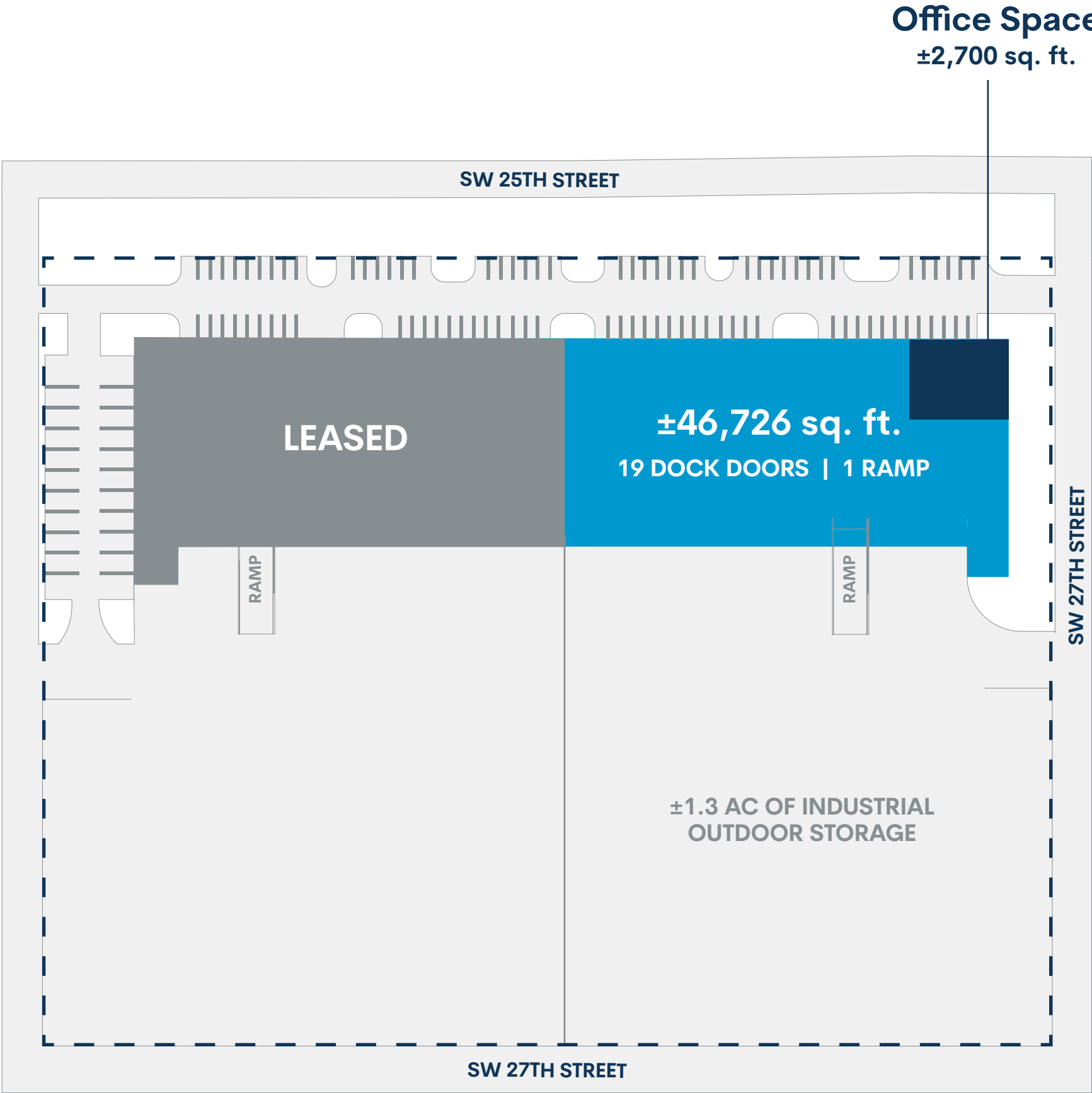
### Culture of innovation

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



**±55**  
Automobile  
Parking



**±1,000**  
Amps of  
Power



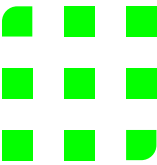
**±24'**  
Clear  
Height



**19**  
Dock Doors





**1**  
Ramp








Area  
Amenities



















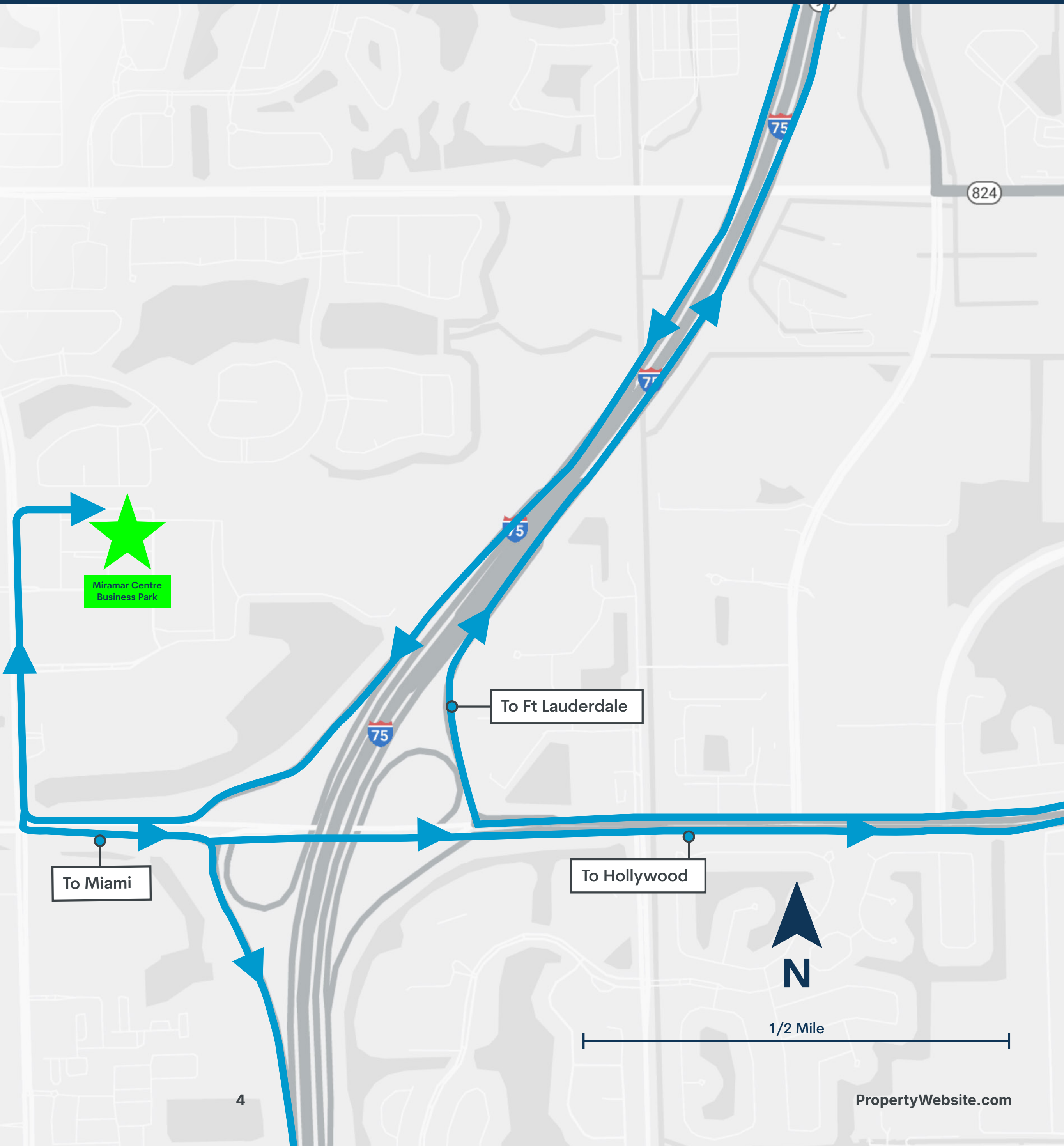










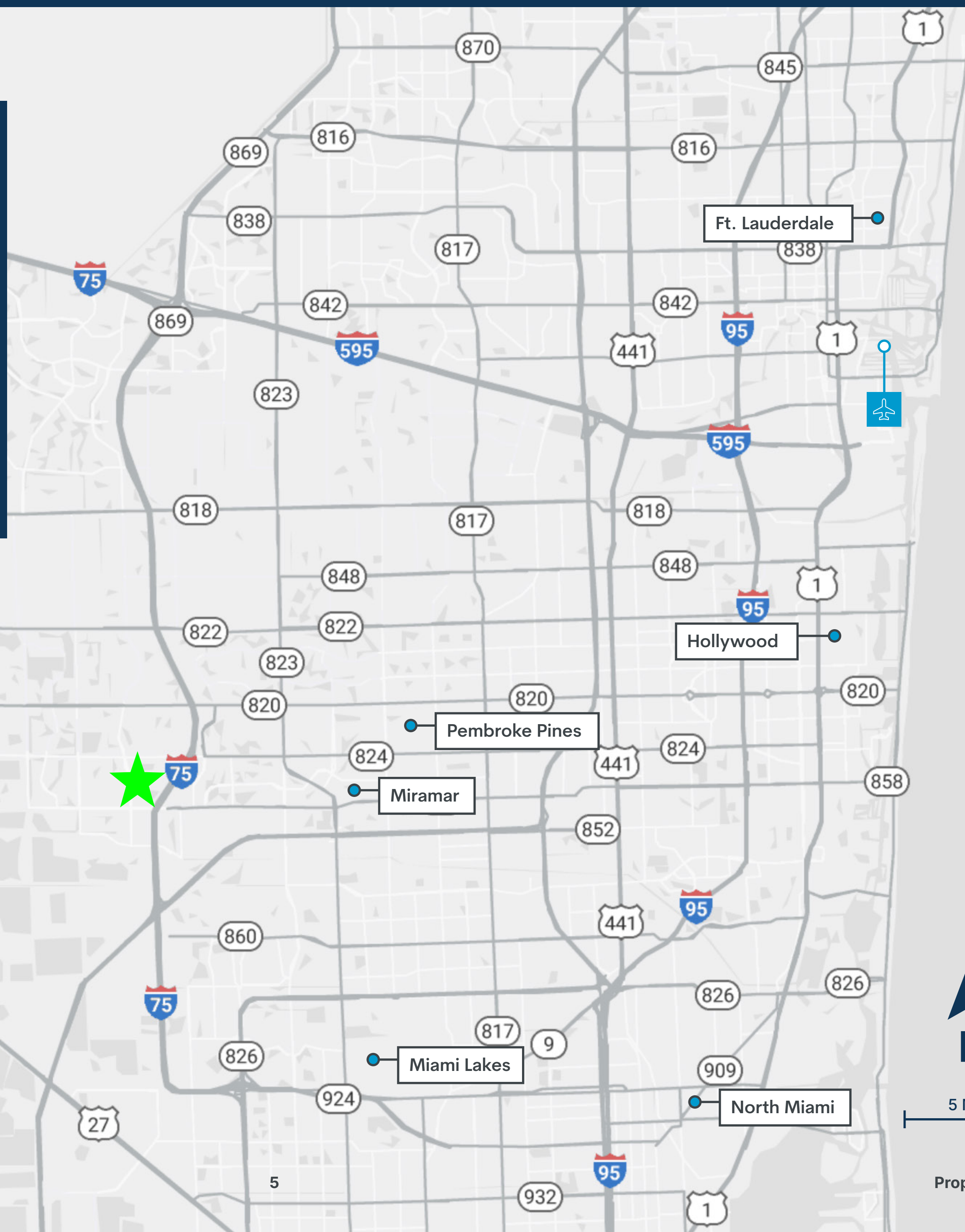






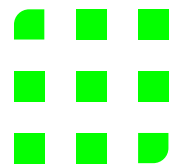
## Key Distances

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



5 Miles







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## Leasing Contacts

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## Brookfield Properties

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