

2701 SW 145th Avenue

CenterPoint Miramar | Miramar, FL | For Lease



Exclusive Marketing Agent

CBRE

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 **CenterPoint**

2701 SW 145th Avenue
Property Advantages



20,400 SF
Available SF

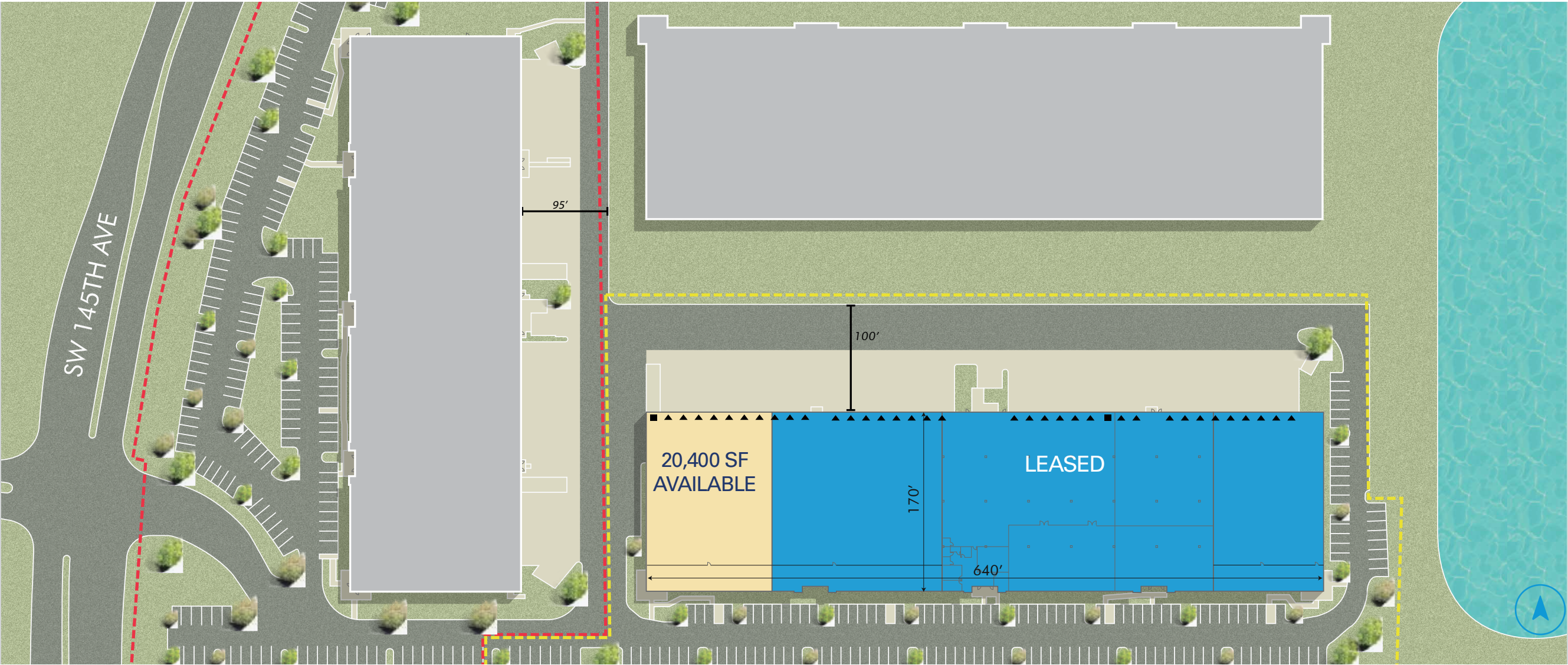


1.37 : 1,000 SF
Parking Ratio



Prime Distribution
Close Proximity to Interstates

24'
Clear Height



Key Distances

Florida's Turnpike
±4 minutes

Interstate 75
±6 minutes

Interstate 95
±10 minutes

Miami International Airport
±25 minutes

Port Everglades
±25 minutes

**Fort Lauderdale - Hollywood
International Airport**
±26 minutes

Port of Miami
±30 minutes



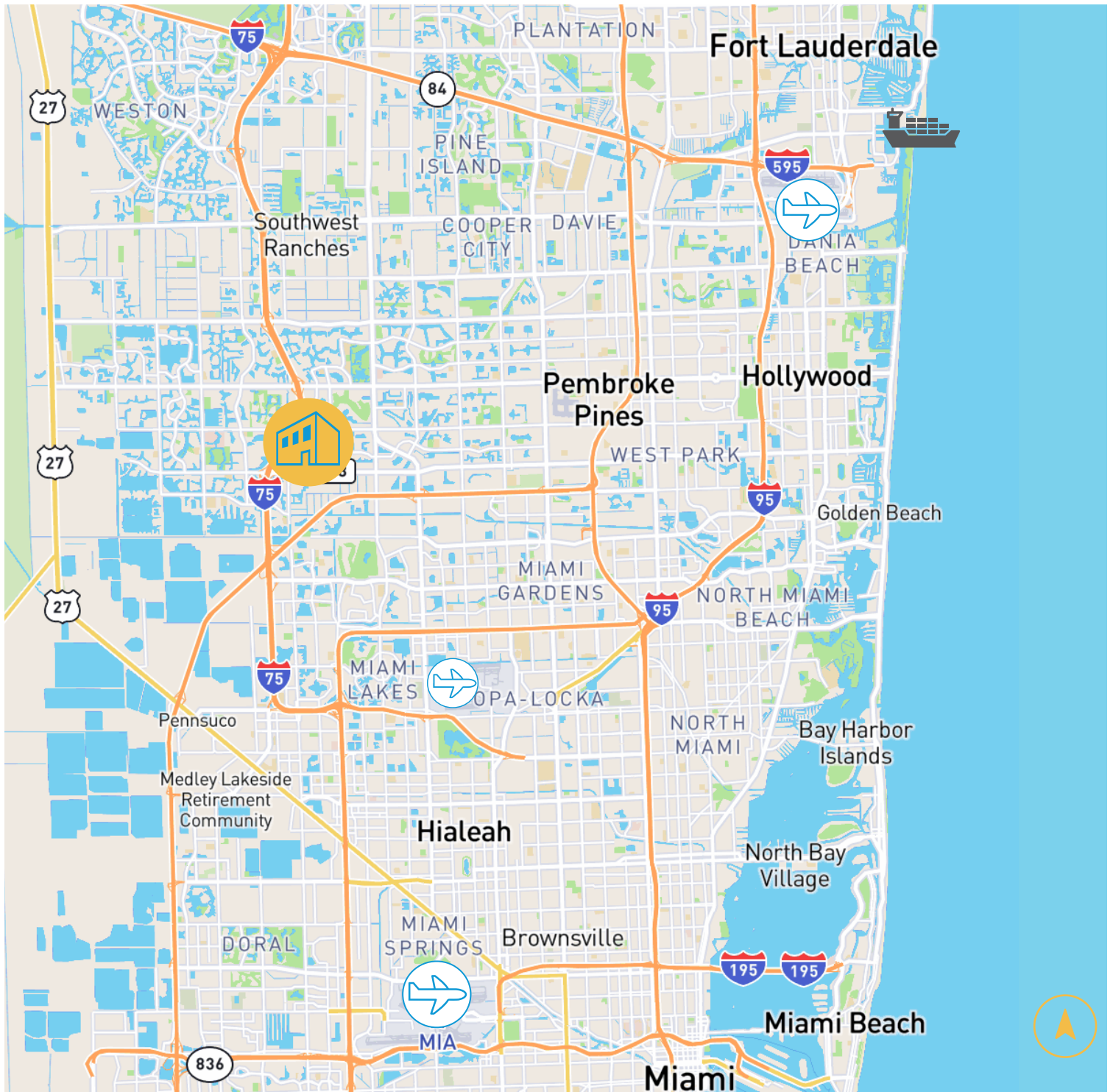
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Building Highlights

- + ±20,400 SF available
- + ±108,800 SF total building
- + ±2,900 SF office
- + 202 parking stalls
- + 7 Loading docks (2 pit levelers)
- + 1 oversized drive-in ramp (12" x 14")
- + 24' Clear height
- + 800-Amp, 277/480 volt, 3-phase power
- + ESFR Fire protection
- + 50' x 48' Column spacing

Location Advantages

- + Located in preferred, widely-recognized industrial submarket (Southwest Broward)
- + Central location within Tri-County region allows for unparalleled distribution patterns
- + 86% of South Florida's 6.2 million population is within 60-minute drive of the property
- + Close proximity to major interstates, airports and seaports
 - + 1.4 miles from Florida's Turnpike
 - + 1.4 miles from Interstate 75
- + Two points of ingress/egress along SW 145th Avenue
- + Available June 1, 2026



About CenterPoint

CenterPoint is a market leader in the development, redevelopment, acquisition and management of industrial real estate and transportation infrastructure to enhance business and supply chain efficiency. The company invests in major coastal and inland port logistics markets anchoring North America's principal freight lanes.

Owned By



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All information is subject to verification and no liability for errors or omissions is assumed.