



For Sublease

Miramar Park of Commerce

10803 Marks Way, Miramar, FL

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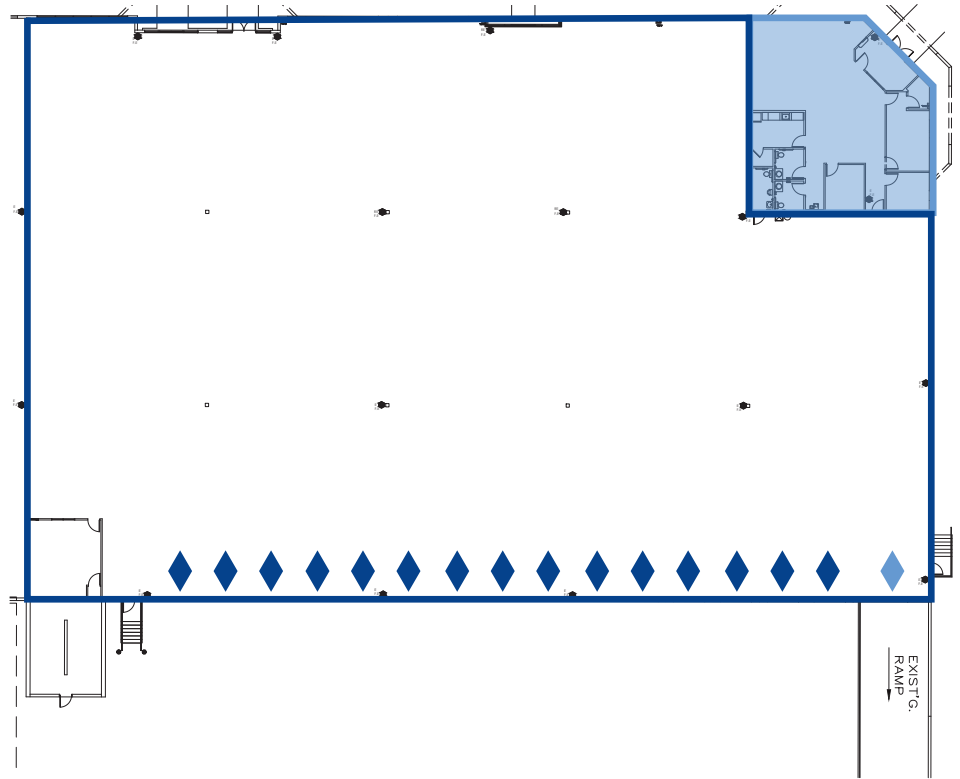
Highlights

- ±33,525 SF (±2,200 SF office)
- 26' Clear height
- 15 Dock-high doors
- 1 Over-sized door with ramp
- ESFR sprinkler system
- 50 Parking spaces
- 60' x 254' Truckyard
- Lease Expiration: April 30, 2029
- Equidistant from both seaports and airports
- Great access to tri-county distribution points
- Close proximity to retail corridor offering restaurants, shopping, banking and hotels
- Locally-owned and managed Business Park
- Available for Occupancy: January 1, 2026.

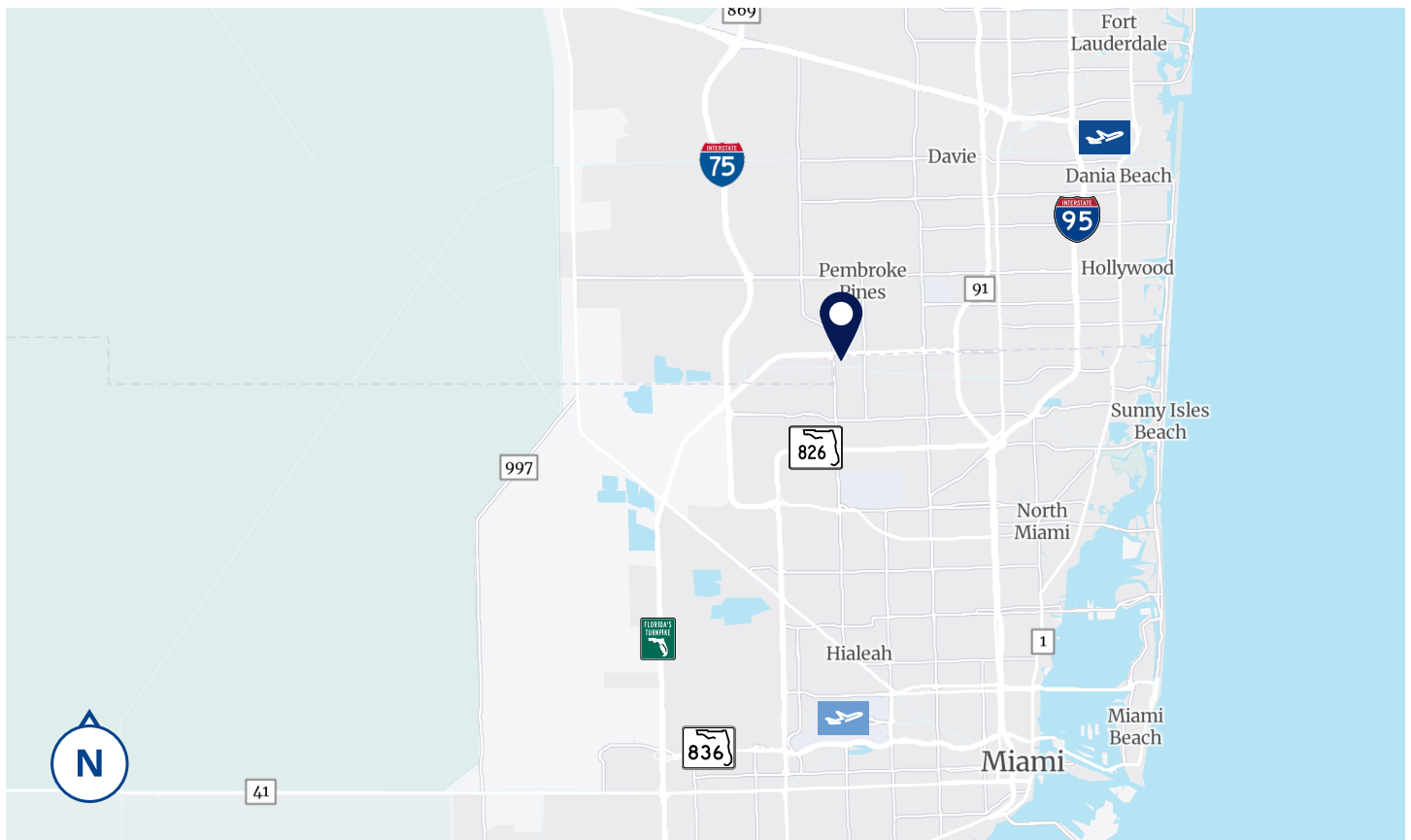
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FLOOR PLAN

-  ±2,200 SF Office Space
-  ±33,525 SF Warehouse
-  15 Dock High Doors
-  Over-sized door with ramp



LOCATION OVERVIEW



Subject property



Fort Lauderdale International Airport



Miami International Airport

LOCATION OVERVIEW LEGEND