

# Lease Availability Report

## 10600 Marks Way - MPC 25A

Miramar, FL 33025 - Southwest Broward Ind Submarket



### BUILDING

Type:	<b>Class B Flex</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2020</b>
RBA:	<b>56,494 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>56,494 SF</b>
Ceiling Ht:	<b>14'</b>

### AVAILABILITY

Min Divisible:	<b>56,494 SF</b>
Max Contig:	<b>56,494 SF</b>
Total Available:	<b>56,494 SF</b>
Asking Rent:	<b>\$16.50/NNN</b>

### EXPENSES PER SF

Taxes:	<b>\$2.69 (2020)</b>
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	United 1	Office	Direct	56,494	56,494	56,494	\$16.50/NNN	Vacant	Negotiable

### LOADING

Drive Ins:	<b>Yes</b>
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### POWER & UTILITIES

Power:	<b>120a/208v 3p</b>
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### LAND

Land Area:	<b>5.72 AC</b>
Zoning:	<b>MH</b>
Parcel	<b>51-41-30-07-0010</b>

### TRANSPORTATION

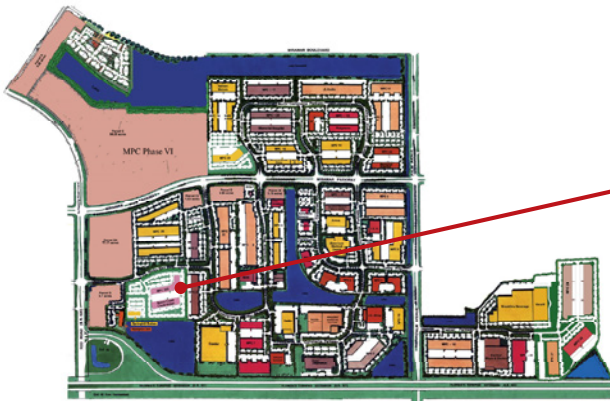
Parking:	<b>Ratio of 4.99/1,000 SF</b>
Commuter Rail:	<b>17 minute drive to Opa-Locka Commuter Rail (Tri-County Commuter)</b>
Airport:	<b>27 minute drive to Fort Lauderdale-Hollywood International Airport</b>
Walk Score ®:	<b>Car-Dependent (29)</b>
Transit Score ®:	<b>Some Transit (26)</b>



Equidistant from Ft. Lauderdale and Miami, Miramar Park of Commerce is a light industrial park campus in Southwest Broward County fronting the Florida Turnpike just one mile east of the Red Road Interchange.

Since breaking ground in 1984, Sunbeam has developed the Miramar Park of Commerce into South Florida's largest locally-owned and managed Business Park, with over five million square feet of office/service, laboratory, pharmacy, light manufacturing and distribution space.

The world class park is home to 10,000 employees from more than 170 national and international companies. New flex/office space, corporate build-to-suits as well as a limited number of second-generation spaces are available in the park.



11750 Marks Way  
MPC-25

±56,494 SF Office/Flex space  
Available upon buildout



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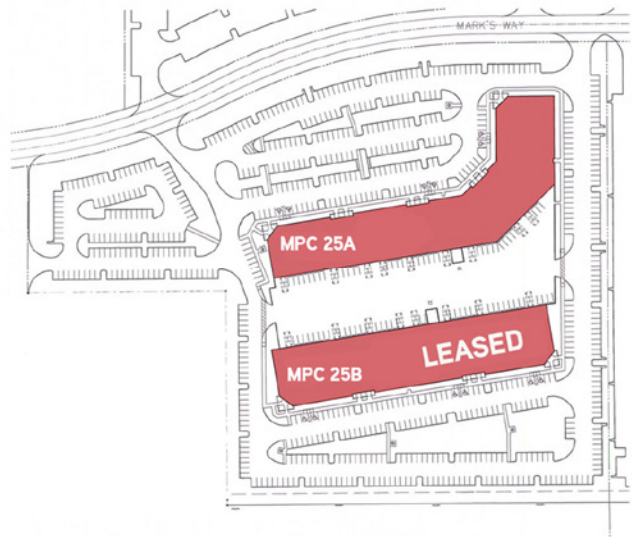


[www.miramarflexspace.com](http://www.miramarflexspace.com)

- Asking Rate \$15.50
- MPC-25 A | ±56,494 SF Available
- MPC-25 B | ±48,604 SF Leased
- 14' Clear
- Street Level
- Impact-resistant glass
- Parking: 5.0:1,000
- Additional parking can be made available
- 100% fire sprinklered

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