# 7601 RIVIERA BOULEVARD

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### FREE-STANDING MANUFACTURING / WAREHOUSE BUILDING FOR LEASE

Florida's Turnpike

Approximately 69,679 SF Available

Riviera Blvd.

MIRAMAR, FLORIDA

CUSHMAN & LBALOGISTICS

### 7601 RIVIERA BOULEVARD

#### **PROPERTY HIGHLIGHTS**

Turnpike frontage property situated on a  $\pm$ 7.44-acre site with flexible Planned Industrial Development (PID) zoning and an abundant parking ratio of 3.88/1,000 SF. The Property is well positioned for a variety of future commercial or industrial uses, including corporate headquarters, manufacturing, distribution, or research and development, as well as building expansion.

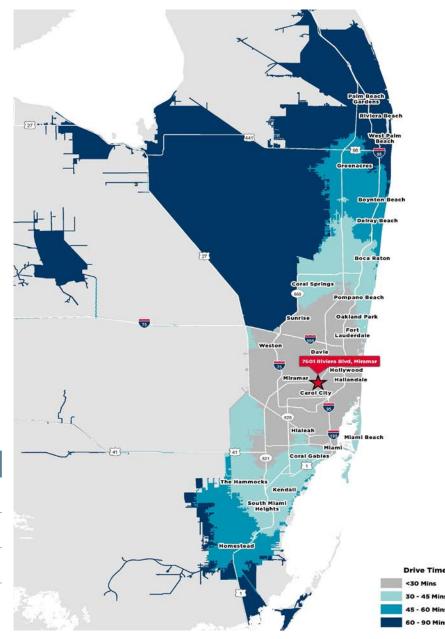
### LOCATION HIGHLIGHTS

The Property has three points of ingress/egress along the northern side of Riviera Boulevard, which runs east and west (parallel to the FL Turnpike) and connects to South University Drive to the west.

- FL Turnpike: <1 Mile
- I-95: 4.5 Miles
- I-75: 7 Miles
- Ft Lauderdale International Airport: 16 Miles
- Miami International Airport: 18.8 Miles
- Port of Miami: 17.7 Miles
- Port Everglades: 16.7 Miles

#### DEMOGRAPHICS

	30 MIN.	45 MIN.	60 MIN.	90 MIN.
TOTAL POPULATION	2,972,702	4,707,427	5,521,238	6,177,466
WORKFORCE POTENTIAL (+16)	1,516,760	2,412,330	2,798,972	3,132,535
HIGH SCHOOL EDUCATION (POP. 25+)	530,590	802,740	935,151	1,034,952
BLUE COLLAR/SERVICE WORKERS	566,303	834,296	985,540	1,101,481



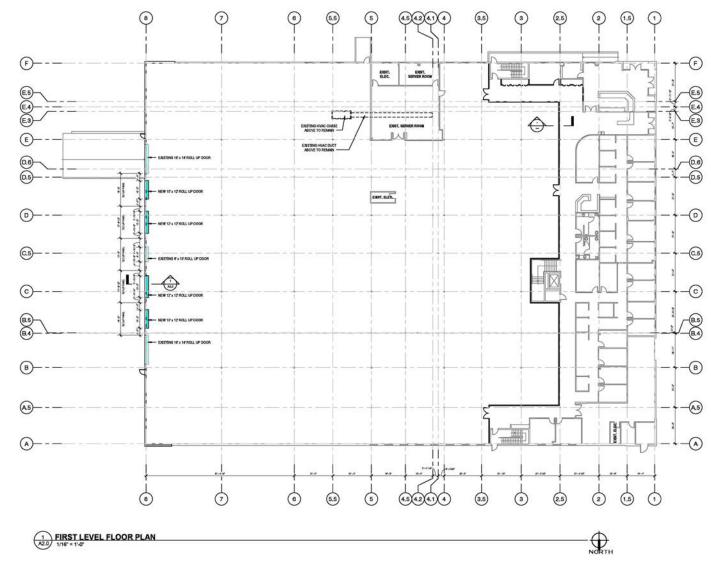
## MIRAMAR, FLORIDA



### **BUILDING SPECIFICATIONS**

- Approximate Total 69,679 SF
- Approximately 25,000 SF 2-story Office
- Built in 1998
- Zoned PID
- 30' clear ceiling height (25' max storage height)
- 1 8'x10' dock high door
- 2 16'x16' drive-in doors
- 1 12'x10' drive-in door
- Fire sprinkler system
- Tilt-wall construction
- 3.88/1,000 Parking
- 7.44 acres
- Potential expansion of 41,600 SF
- Truck court can be secured
- Lease rate: \$13.95 PSF NNN
- OPEX: \$4.25 PSF







### LBALogistics

## 7601 RIVIERA BOULEVARD

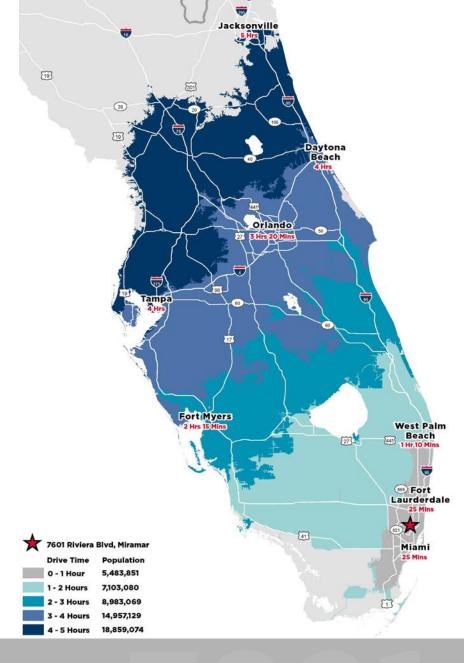
### MIRAMAR, FLORIDA

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