

7601 RIVIERA BOULEVARD

FREE-STANDING MANUFACTURING / WAREHOUSE BUILDING FOR LEASE



Approximately 69,679 SF Available

MIRAMAR, FLORIDA



7601

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PROPERTY HIGHLIGHTS

Turnpike frontage property situated on a ±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.

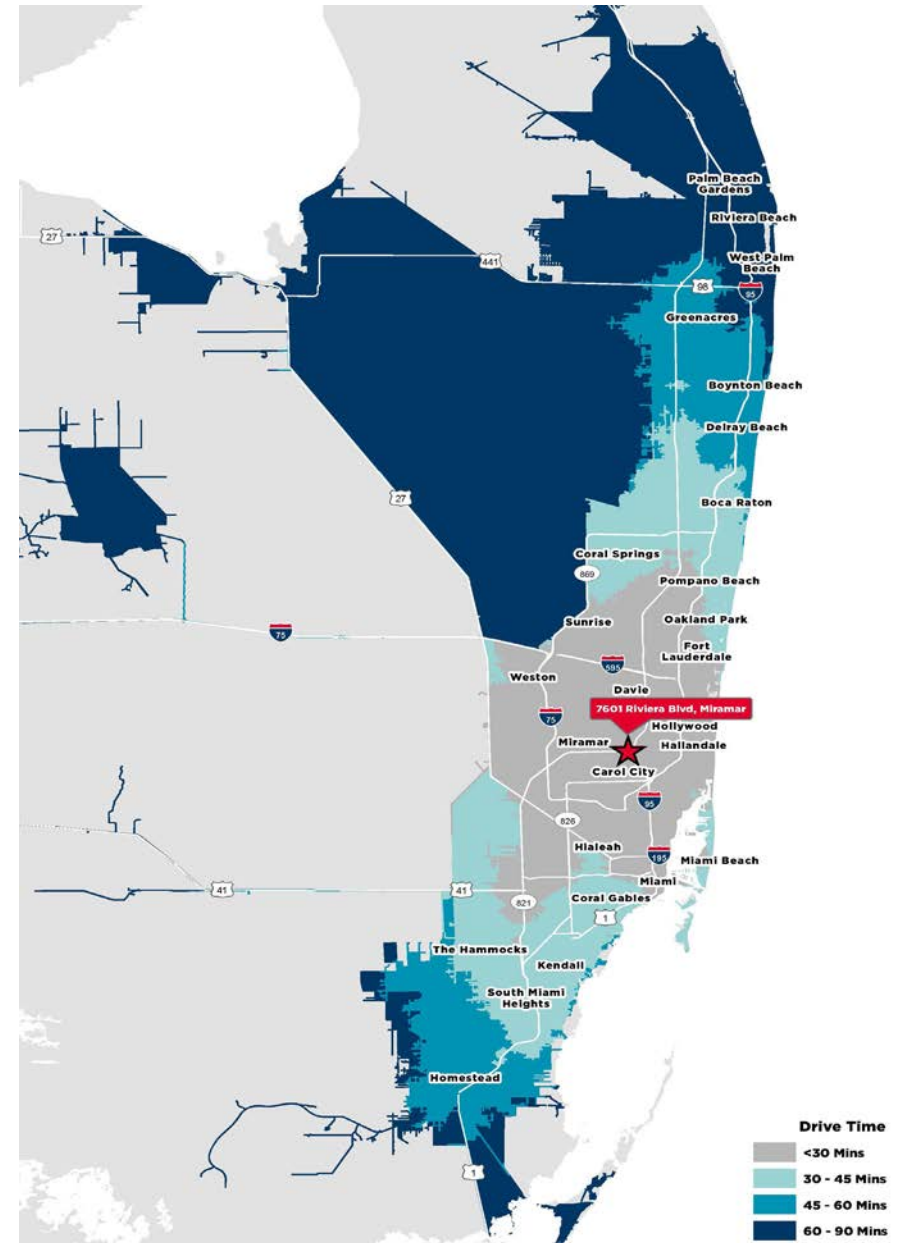
LOCATION HIGHLIGHTS

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

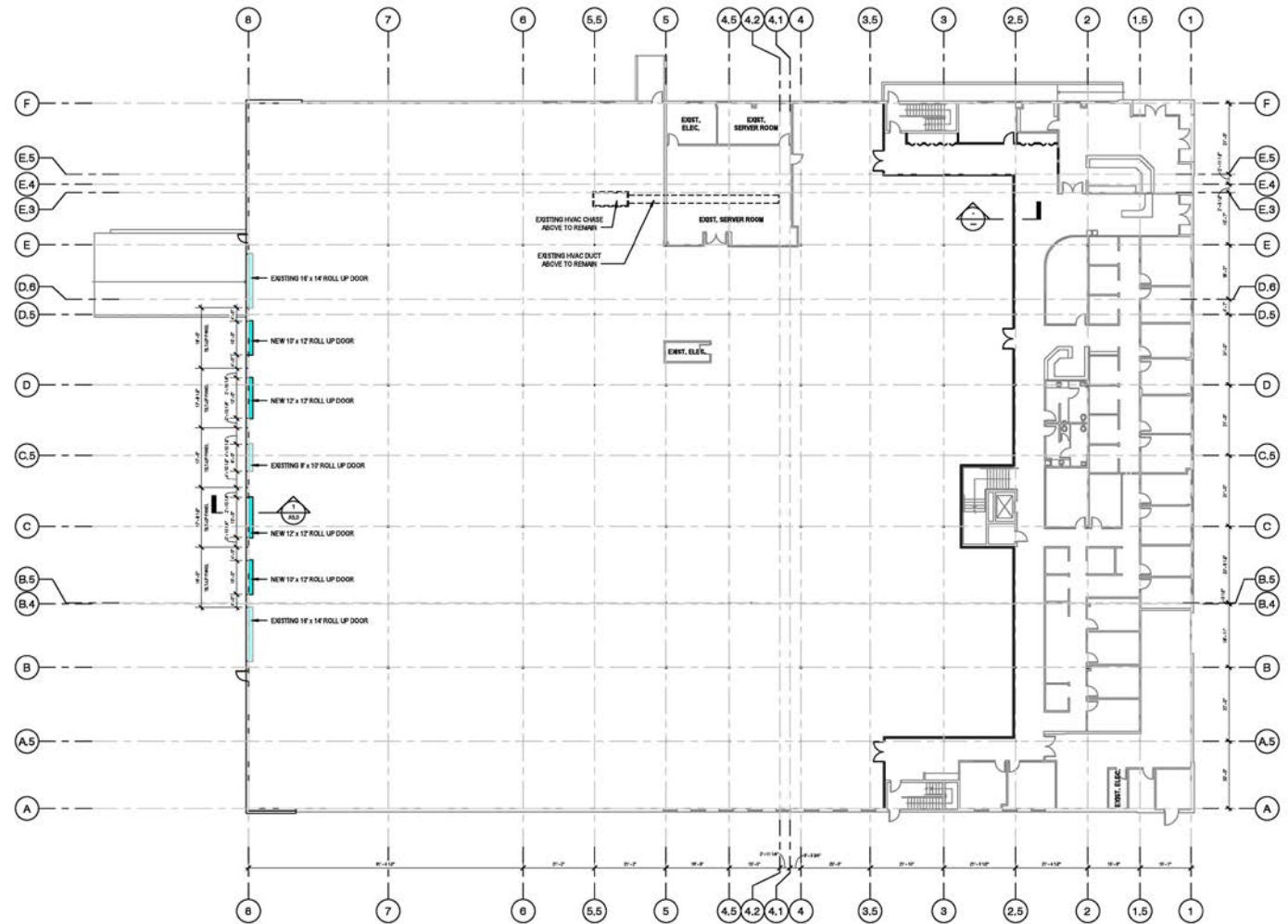
DEMOGRAPHICS

	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



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



1 FIRST LEVEL FLOOR PLAN
A2.0
1/16" = 1'-0"





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For More Information, Contact:

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