

# CABOT MIRAMAR

15501 SW 29TH STREET  
Miramar, Florida 33027



## AVAILABLE FOR LEASE

### 152,573 SF DIVIDE-TO-SUIT



**VISIBILITY**  
INTERSTATE 75



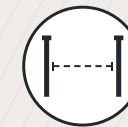
**UP TO 152,573 SF**  
WAREHOUSE



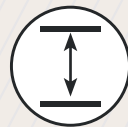
**2,200 SF**  
SPEC OFFICE



**IMMEDIATE**  
OCCUPANCY



**50' X 50'**  
COLUMN SPACING



**32 FEET**  
CLEAR HEIGHT

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## HIGHLIGHTS

<b>BUILDING SIZE</b>	304,428 SF
<b>TOTAL AVAILABLE</b>	152,573 SF (60,000 Minimum Subdivide)
<b>OFFICE AREA</b>	2,200 Spec Office
<b>CONSTRUCTION</b>	Concrete tilt-up
<b>LAND AREA</b>	20.1816 Acres
<b>2021 OPEX</b>	\$3.55
<b>CLEAR HEIGHT</b>	32'
<b>COLUMN SPACING</b>	50'x50'
<b>FIRE PROTECTION</b>	ESFR
<b>ELECTRICAL</b>	1,600 a / 480 v /3-phase

<b>DOCK DOORS</b>	48 Total <ul style="list-style-type: none"><li>• 2 ramp doors</li><li>• 46 dock doors</li><li>• 11 dock doors at Kellstrom</li><li>• <b>35 dock doors available</b></li><li>• <b>1 OH ramp door available</b></li></ul>
<b>ZONING</b>	PID
<b>FLOOR</b>	6' Concrete Slab
<b>LIGHTING</b>	LED
<b>TRUCK COURT</b>	130'
<b>YEAR BUILT</b>	2015





**LEASED SPACE**  
151,855 SF

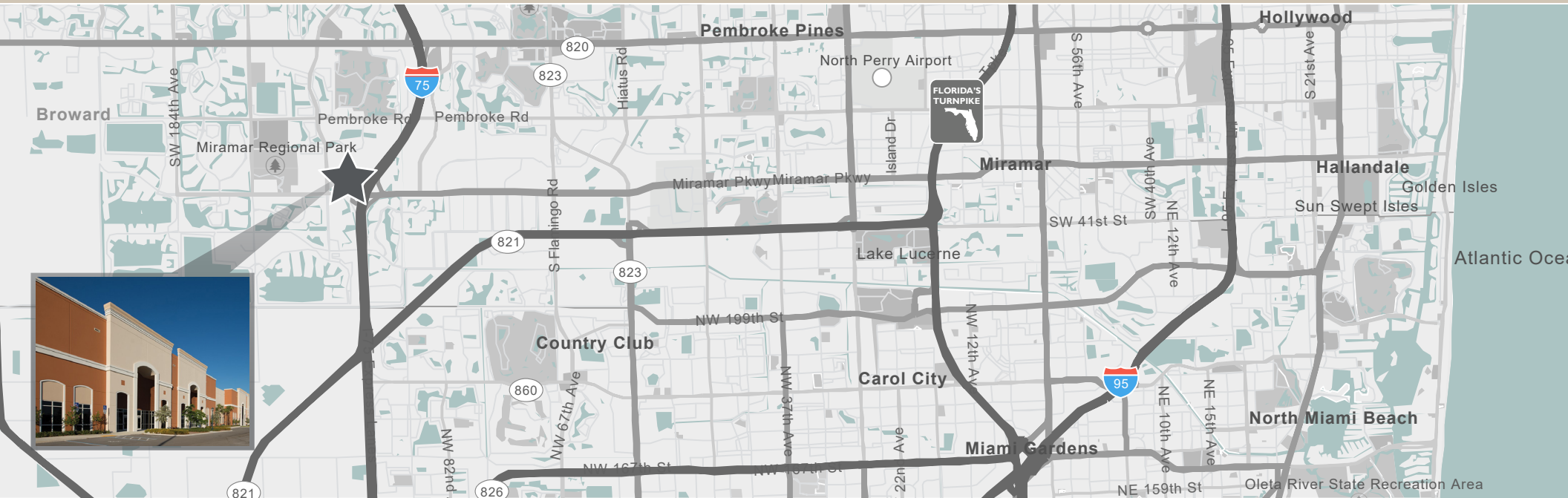
**AVAILABLE SPACE**  
152,573 SF

- 15,273 SF
- 15,212 SF
- 15,212 SF
- 15,273 SF
- 15,025 SF
- 15,025 SF
- 15,383 SF
- 15,383 SF
- 15,025 SF
- 15,025 SF

2,200 SF

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## DRIVE TIMES

	Distance	Time
Fort Lauderdale/Hollywood Int. Airport	26.5 Miles	28 Minutes
Port Everglades	27.4 Miles	32 Minutes
Miami International Airport	21 Miles	26 Minutes
Port of Miami	26.8 Miles	32 Minutes
Miami-Opa Locka Executive Airport	12.4 Miles	19 Minutes



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