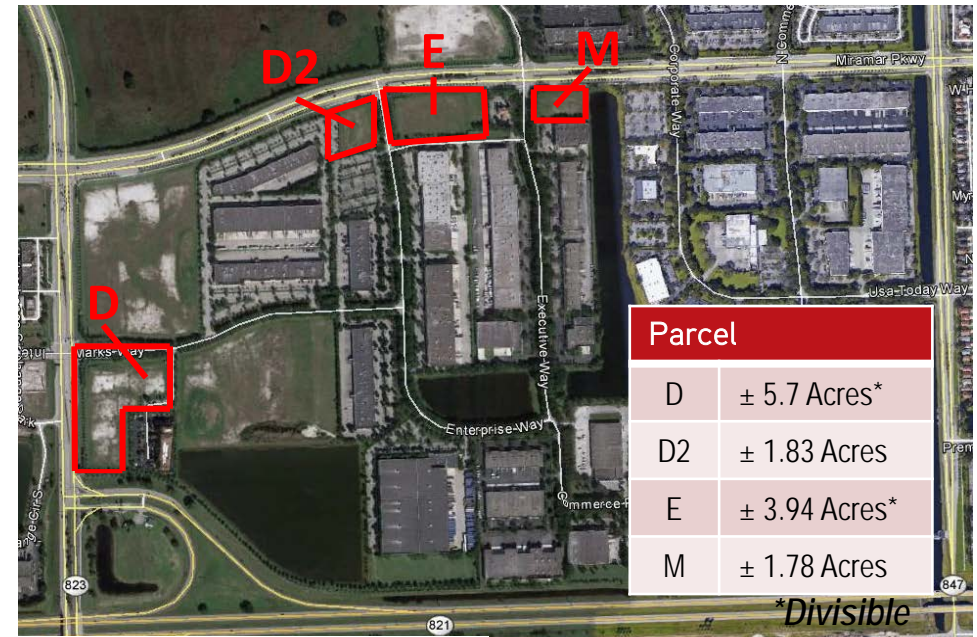
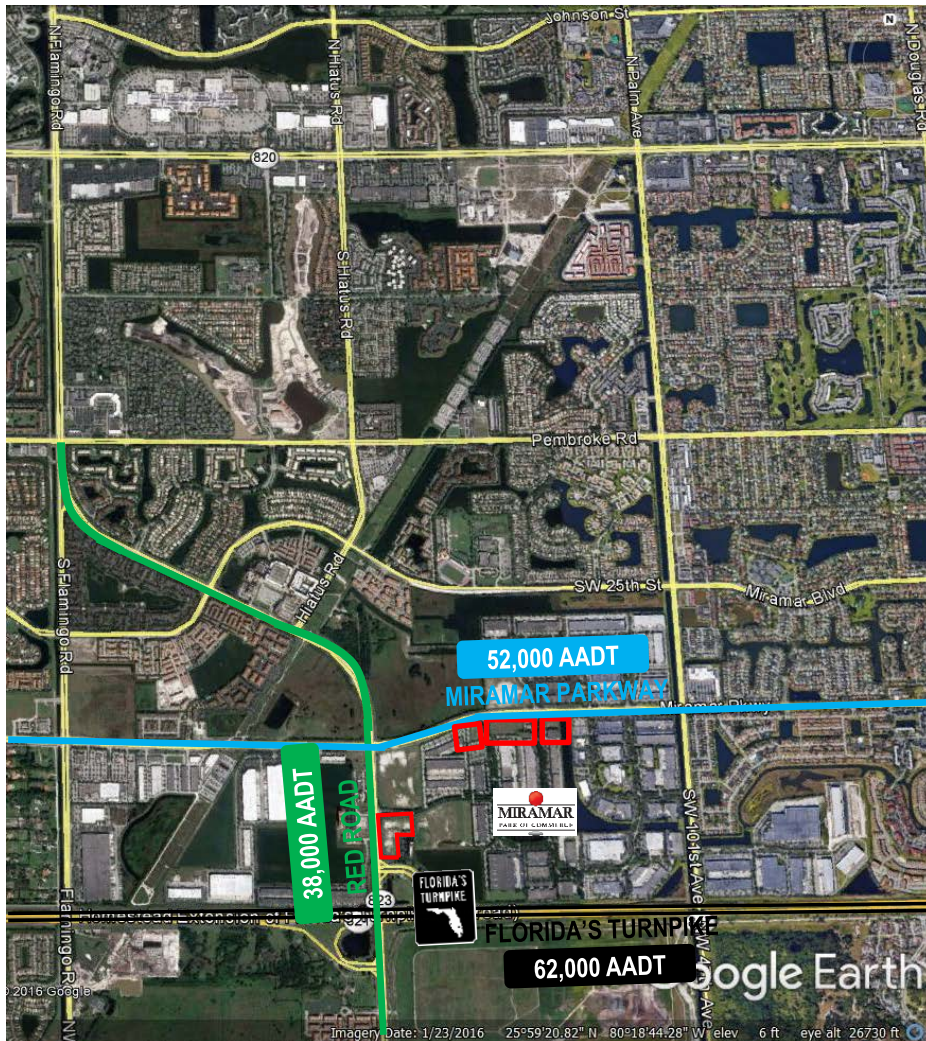


MIRAMAR PARK OF COMMERCE

Development Sites Available for Sale or Lease

Opportunity to buy or lease development sites/outparcels within the Miramar Park of Commerce, South Florida's largest locally-owned and managed Business Park, with more than 5.5 million square feet of office/service, laboratory, pharmacy, light manufacturing and distribution space.



Highlights

- Zoning: Planned Industrial District (PID)
- Sites are filled with utilities available
- Off-site water retention
- Immediate access to the Florida Turnpike
- Outstanding visibility - lots have frontage on Miramar Parkway or Red Road

Traffic counts:

- Miramar Parkway: 52,000 daily vehicles
- Red Road: 38,000 daily vehicles
- Florida's Turnpike: 62,000 daily vehicles



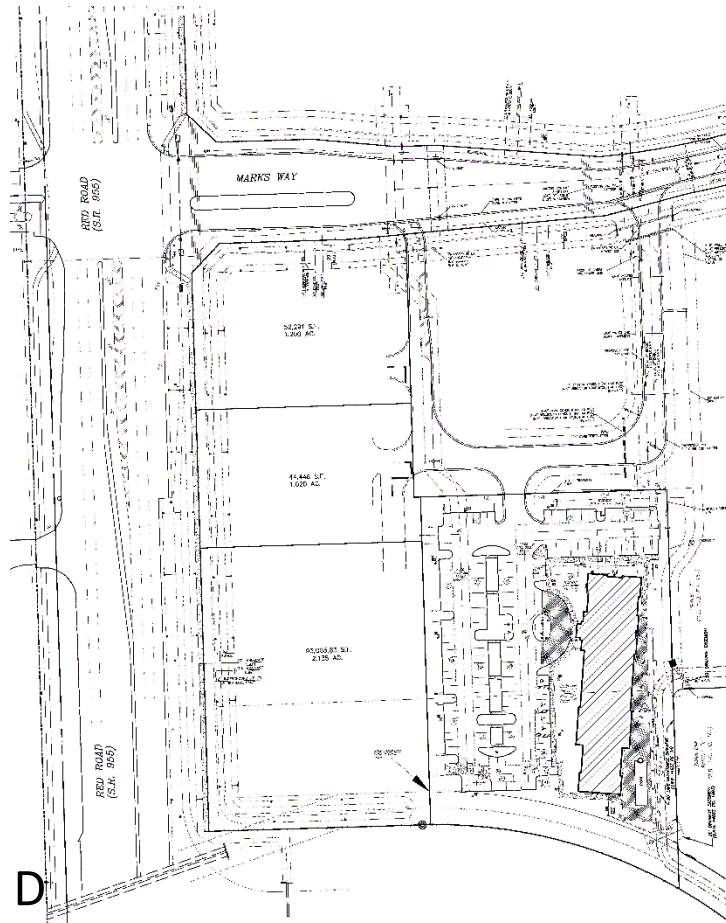
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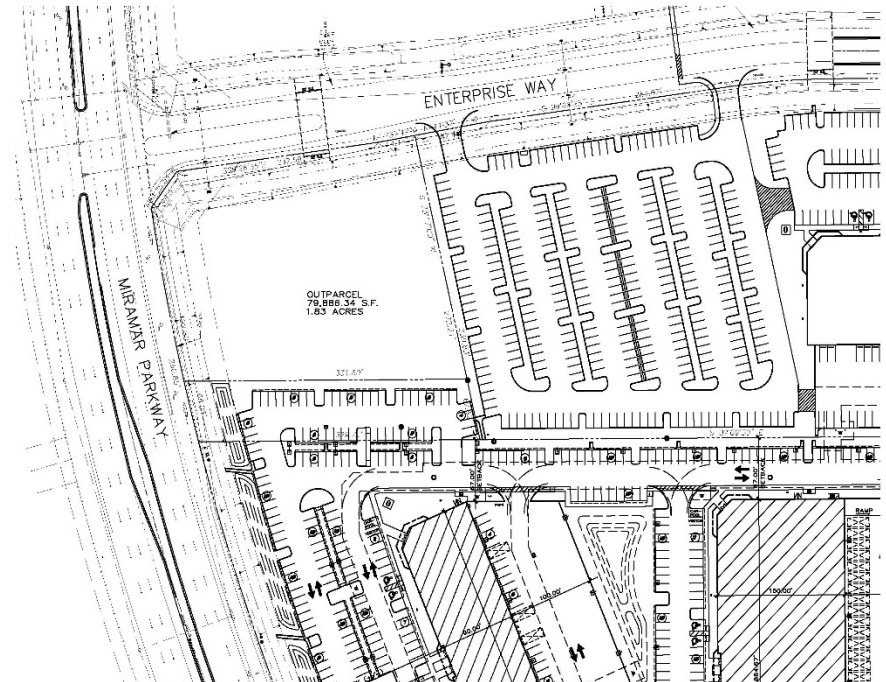
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MIRAMAR PARK OF COMMERCE

Development Sites
Available for Sale or Lease



Parcel D
± 5.7 Acres ■ Divisible



Parcel D-2
± 1.83 Acres



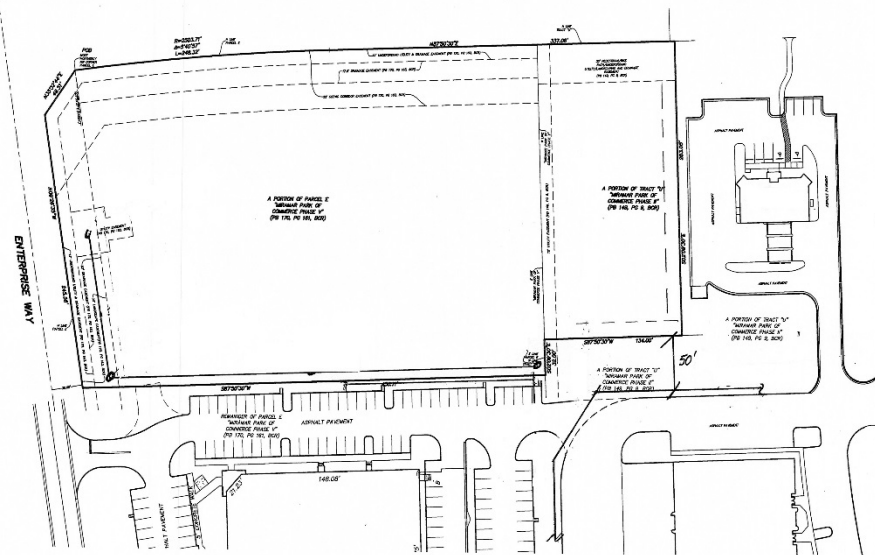
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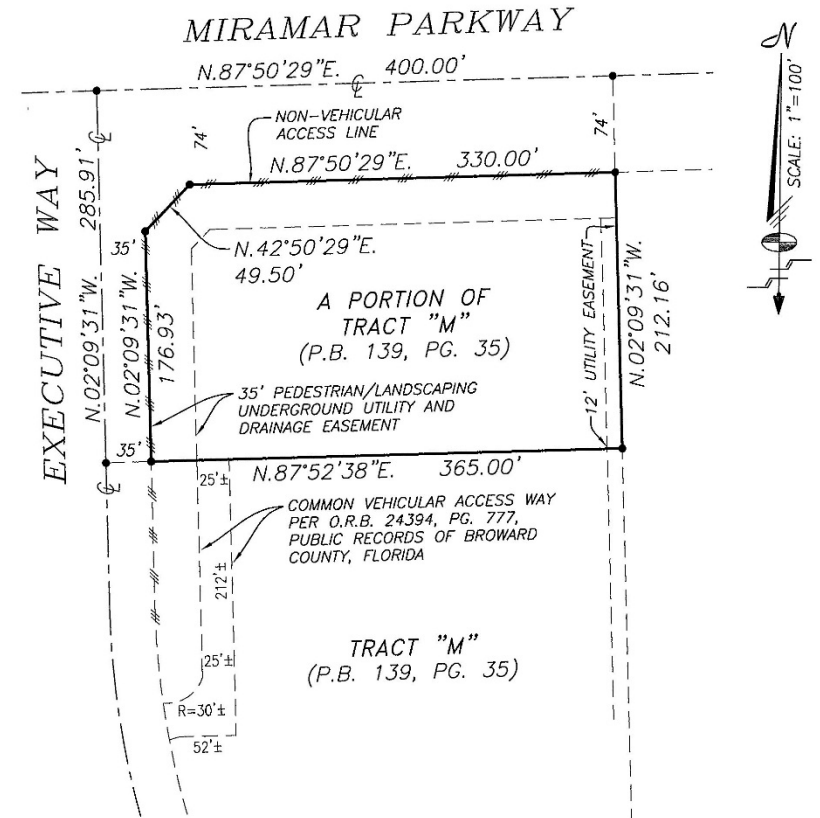
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MIRAMAR PARK OF COMMERCE

Development Sites
Available for Sale or Lease



Parcel E
± 3.94 Acres ■ Divisible



Parcel M
± 1.78 Acres



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