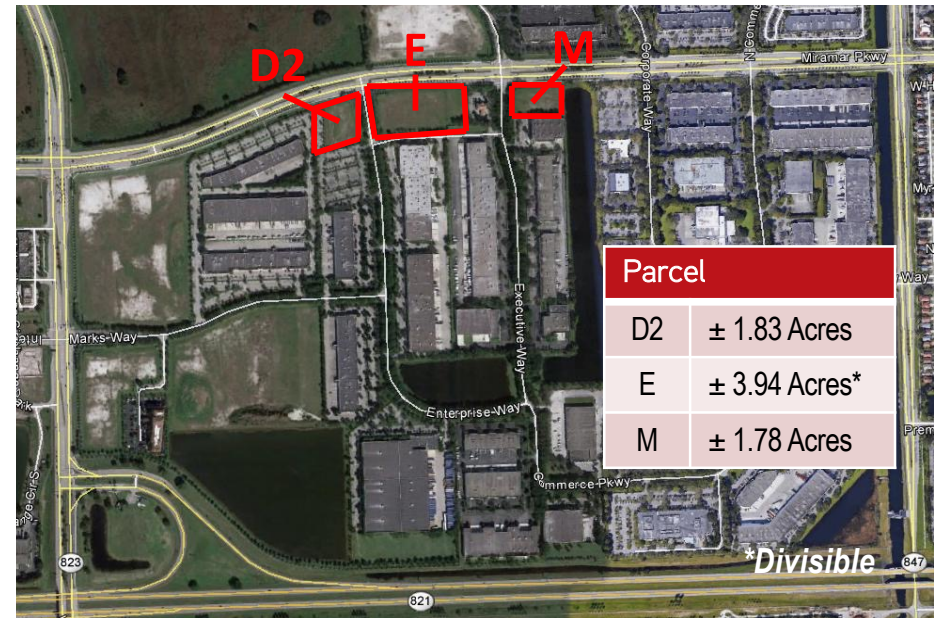
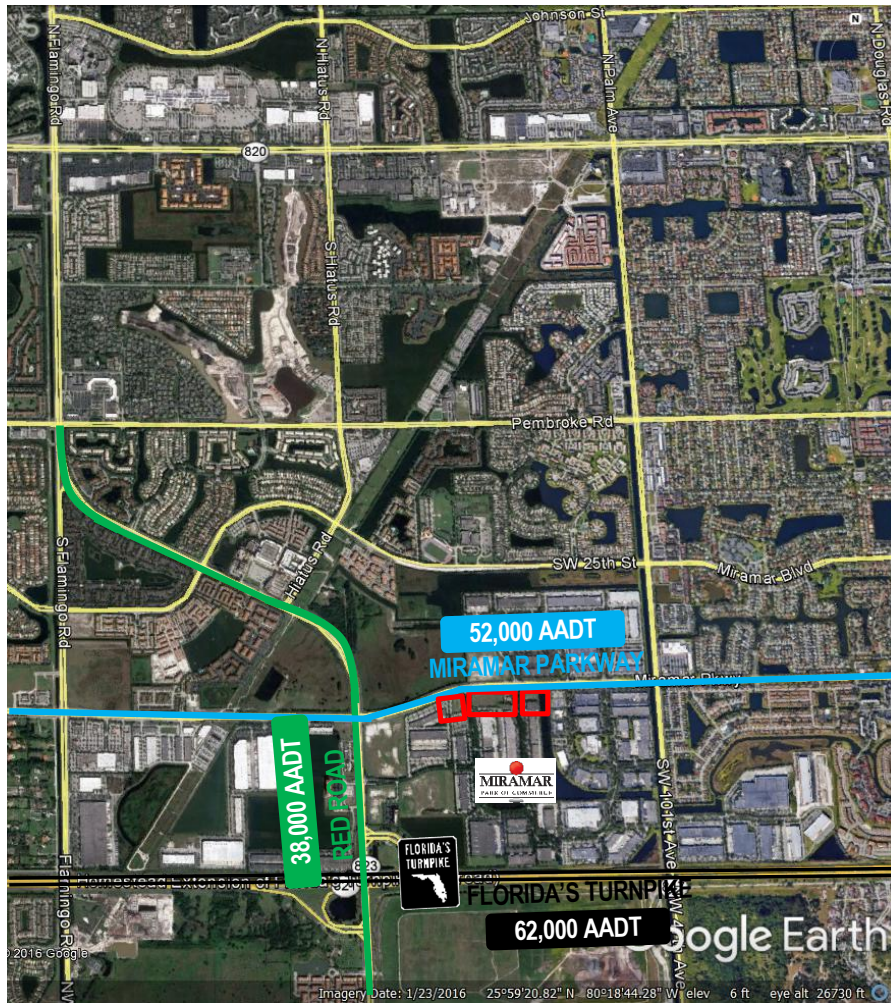




# MIRAMAR PARK OF COMMERCE

## 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



Jonathan Kingsley  
Vice Chairman  
jonathan.kingsley@colliers.com  
+ 1 954 652 4610

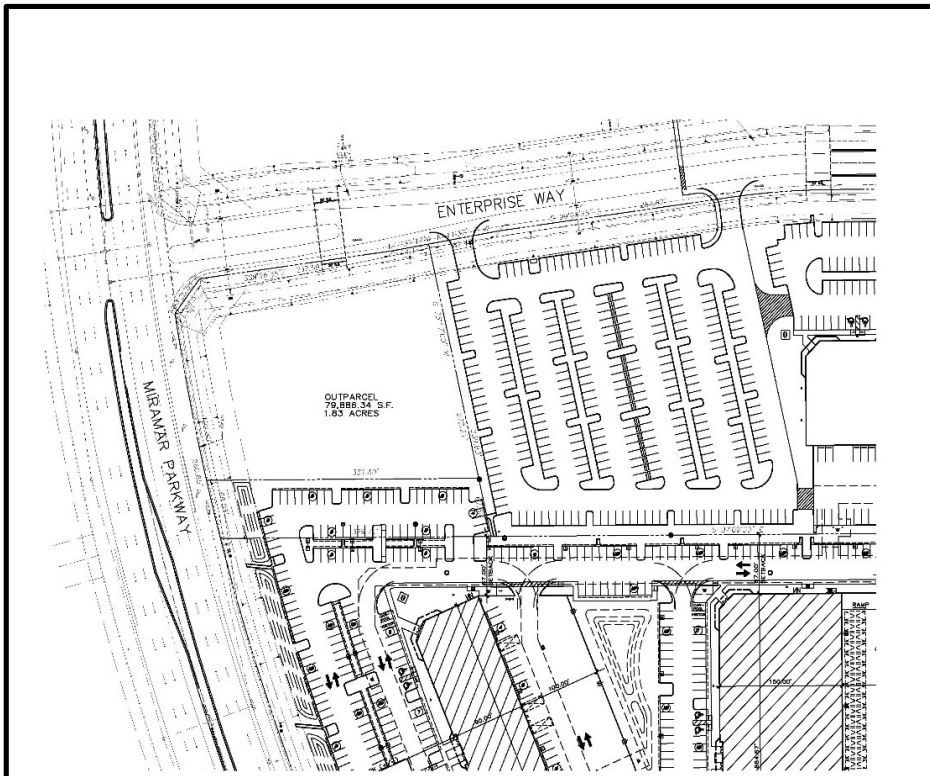
Jarred Goodstein  
Executive Vice President  
jarred.goodstein@colliers.com  
+1 954 652 4617

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.

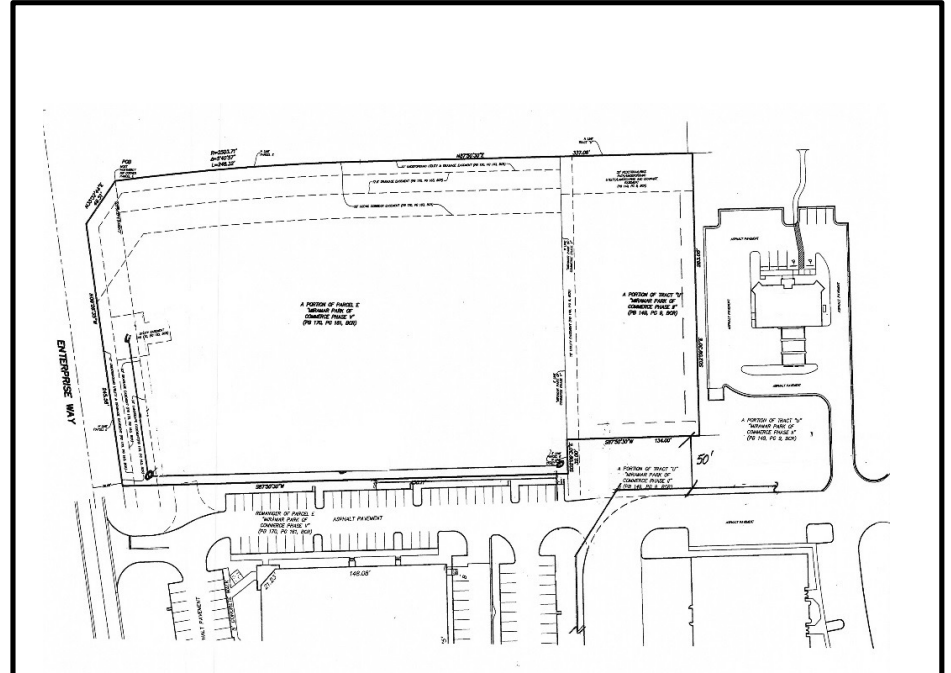


# MIRAMAR PARK OF COMMERCE

## Development Sites Available for Sale or Lease



Parcel D-2  
± 1.83 Acres



Parcel E  
± 3.94 Acres ■ Divisible



Jonathan Kingsley  
Vice Chairman  
jonathan.kingsley@colliers.com  
+ 1 954 652 4610

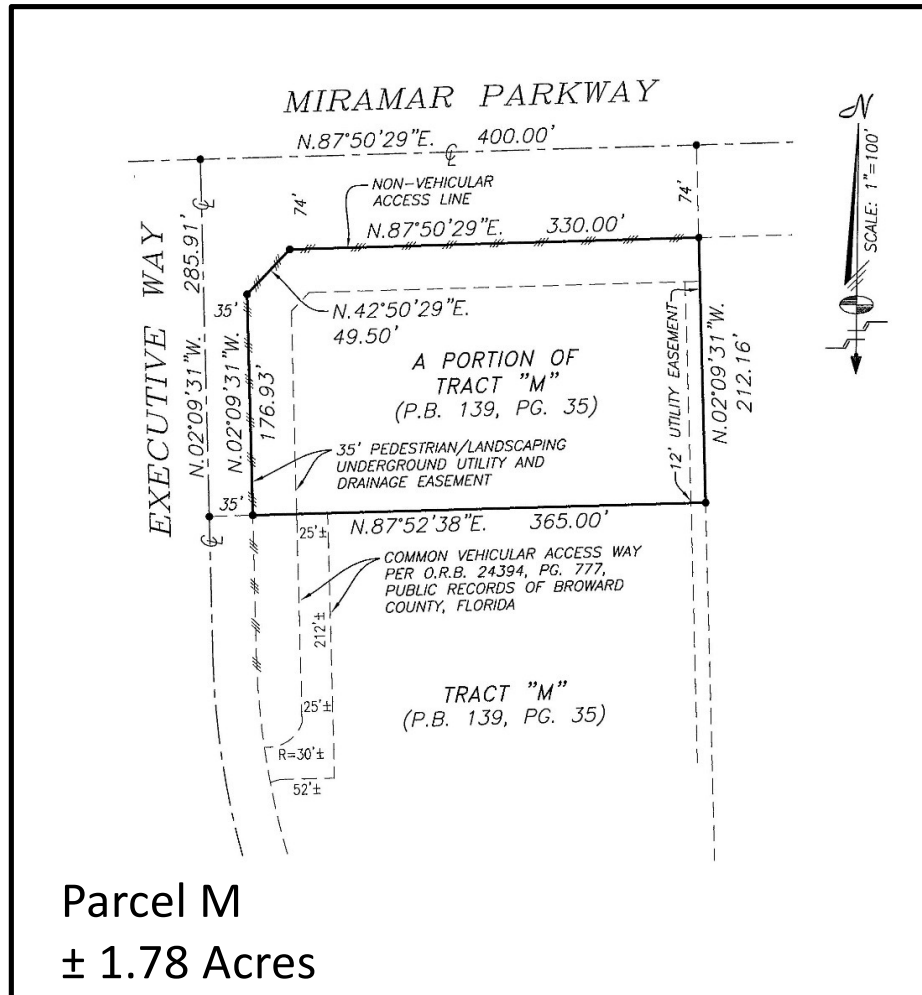
Jarred Goodstein  
Executive Vice President  
jarred.goodstein@colliers.com  
+1 954 652 4617

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licenser(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.



# MIRAMAR PARK OF COMMERCE

## Development Sites Available for Sale or Lease



Jonathan Kingsley  
Vice Chairman  
jonathan.kingsley@colliers.com  
+ 1 954 652 4610

Jarred Goodstein  
Executive Vice President  
jarred.goodstein@colliers.com  
+1 954 652 4617

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.