

1901-1923 Mears Parkway

MARGATE, FLORIDA 33063

WAREHOUSE FOR LEASE



ONE COMMERCIAL
REAL ESTATE



For those
ready for
what's next



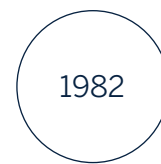
LEASE RATE (\$)



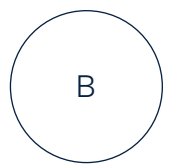
AVAILABLE (SF)



CEILING (FT)



BUILT

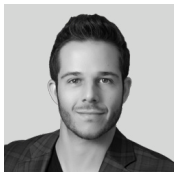


CLASS

OFFICE LOCATION

1000 Brickell Avenue, Suite 500
Miami, Florida 33131

A 2,000 and a 4,000 SF bay are available for lease in this multi-tenant, 48,000 SF facility in Margate, Florida. The property is well-maintained and overseen by a new, prideful management team. Each unit has its own restroom and office with A/C. Ceilings are 24 feet in height. There is ample parking available. Same-day showings available!



SHANE DECKER

INVESTMENT SALES & LEASING ADVISOR

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WHY ONE COMMERCIAL?

ONE Commercial Real Estate facilitates the optimal outcome for owners, occupiers and developers in commercial real estate. We connect intelligence with experience, knowledge and technical skills to deliver better and faster execution for clients. We think differently, innovate and listen better. Our values not only define us but they remind us every day why and how we serve our clients and our team members. Our value equation is driven by one simple concept: deliver and execute consolidated solutions that come from fully understanding the target and delivering with knowledge and experience. We utilize the best in class market intelligence and comprehensive tools that provide a competitive advantage to our clients. We have decades of on-the-ground experience and market knowledge in South Florida advising clients in all of the following aspects of commercial real estate.



Capital Markets-Debt & Equity

Our analysis of an opportunity can provide a variety of finance options.



Investment Sales And Acquisitions

Our comprehensive research and relationships bring deals to the finish line quicker for clients seeking to sell or acquire income producing property.



Development Assistance

Developers are orchestra leaders who manage and coordinate the development process from the idea stage to the creation of the real estate.



Wealth Management Advisory

We are advisors to families and individuals who invest in real estate for generational wealth building and diversification.



Tenant Representation

We understand the South Florida marketplace. Each tenant requirement is unique. Our custom solutions include: Penetration studies, Demographics, Void analysis, Adjacency studies, Location analysis and dynamics & Lease negotiations.



Landlord Representation

Leasing a property is only one part of Landlord representation. We manage the marketing process and create the messages to attract the right tenants. We have been through market cycles that shift supply and demand so we know how to deliver intelligence that produces results.



Asset Management

Our single purpose as asset managers is to maximize a property's value for investment purposes.

Are you ready for what's next?
Let's have a conversation.

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