

Industrial Property For Lease

Freestanding Warehouse Building

3950 NW 126th Ave, Coral Springs, FL 33076

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Property Summary

Freestanding Warehouse Building • Industrial Property For Lease



PROPERTY DESCRIPTION

Located in the heart of Coral Springs, FL, this spacious, well-maintained warehouse offers businesses a unique opportunity for growth. With easy access to I-95, Sawgrass Expressway, and the Florida Turnpike, and just minutes from Fort Lauderdale, Boca Raton, and Miami, your business will be positioned in a central, thriving market. Ideal for storage, distribution, or light manufacturing, this property provides the flexibility and convenience your business needs to succeed. Schedule a tour today and explore the potential of this prime commercial space!

PROPERTY HIGHLIGHTS

- 4 Grade Level Doors: Convenient access for trucks and deliveries. Street Level.
- Three 12' wide doors x 14' high and One 17' wide x 14' high door.
- Wide Driveways: Easy maneuverability for large vehicles and freight.
- Office Space: 6 private offices, 3 Bathrooms and kitchen.
- Secure Premises: Fully fenced and gated Truck Court Area.
- Utilities: 800 Amps, 240 Volts, 3 Phase
- Parking: 43 spaces
- Zoning: Zoned for [light industrial/commercial use, etc.]

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OFFERING SUMMARY

Lease Rate:	\$10.55 NNN plus \$5.08 OPEX
Available Space:	27,356 SF
Lot Size:	83,397 SF
Year Built:	2004

DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
Total Households	11,763	64,539	274,116
Total Population	36,873	184,088	731,053
Average HH Income	\$124,582	\$134,800	\$102,634



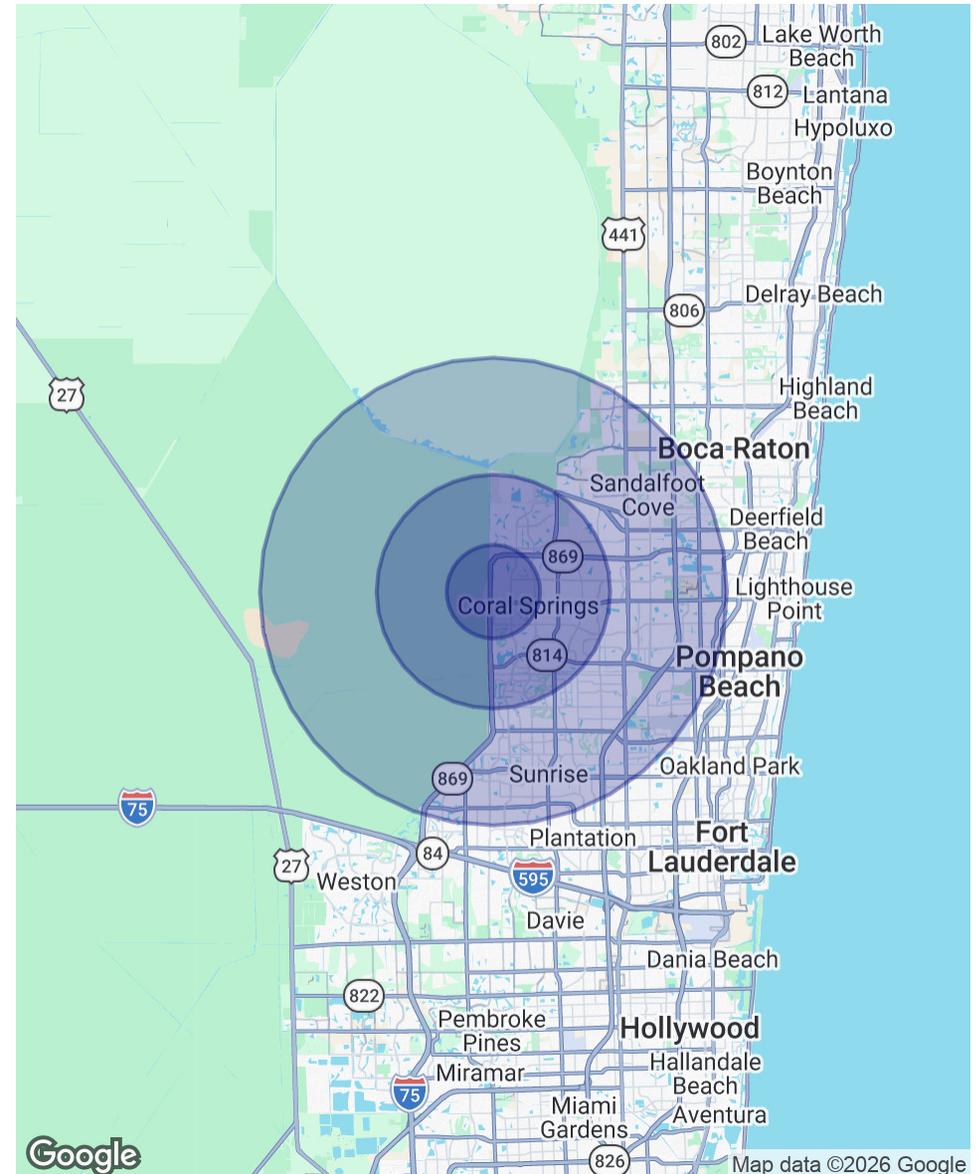
Demographics Map & Report

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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	36,873	184,088	731,053
Average Age	38	40	42
Average Age (Male)	37	39	40
Average Age (Female)	39	42	43

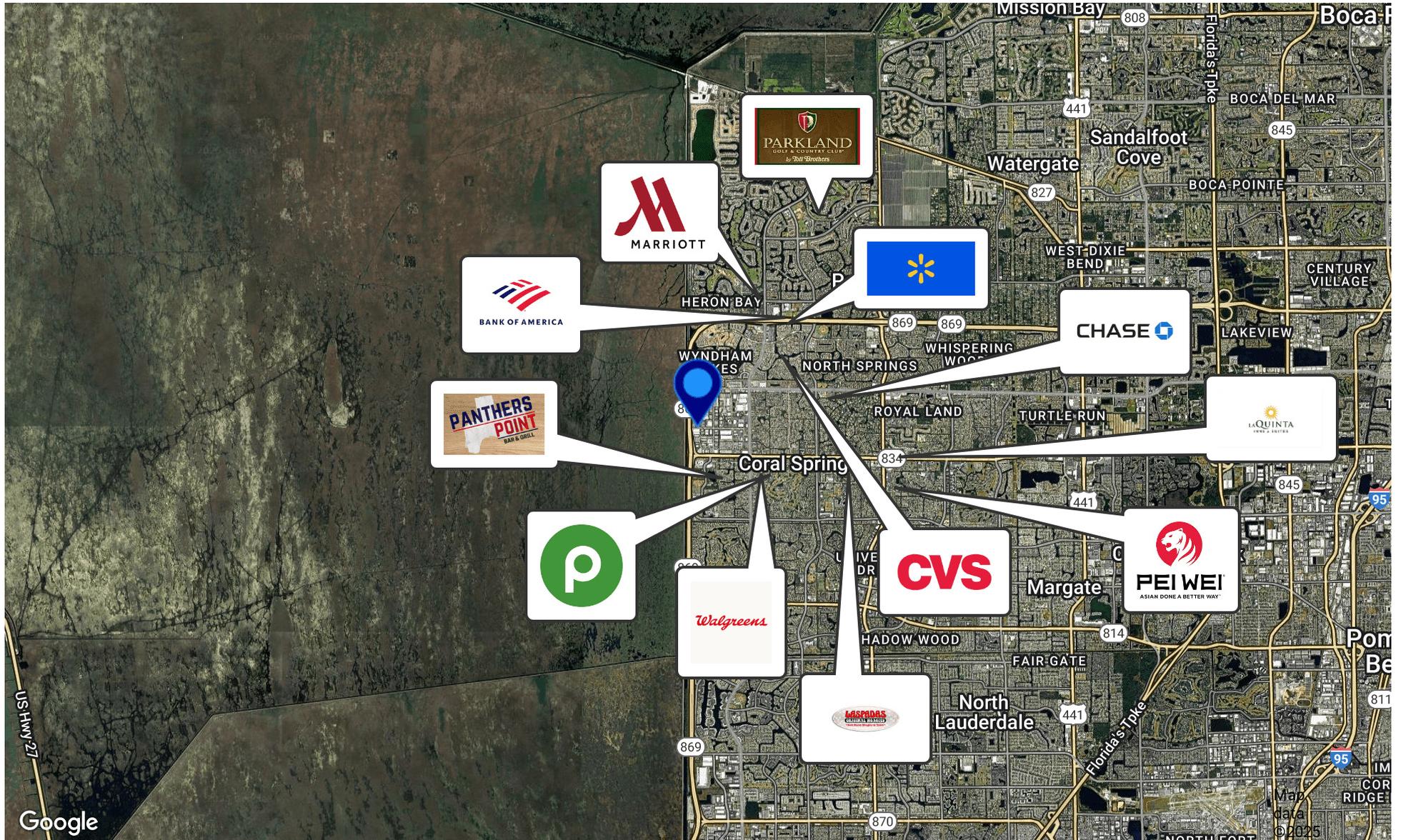
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	11,763	64,539	274,116
# of Persons per HH	3.1	2.9	2.7
Average HH Income	\$124,582	\$134,800	\$102,634
Average House Value	\$534,956	\$555,222	\$402,763

Demographics data derived from AlphaMap



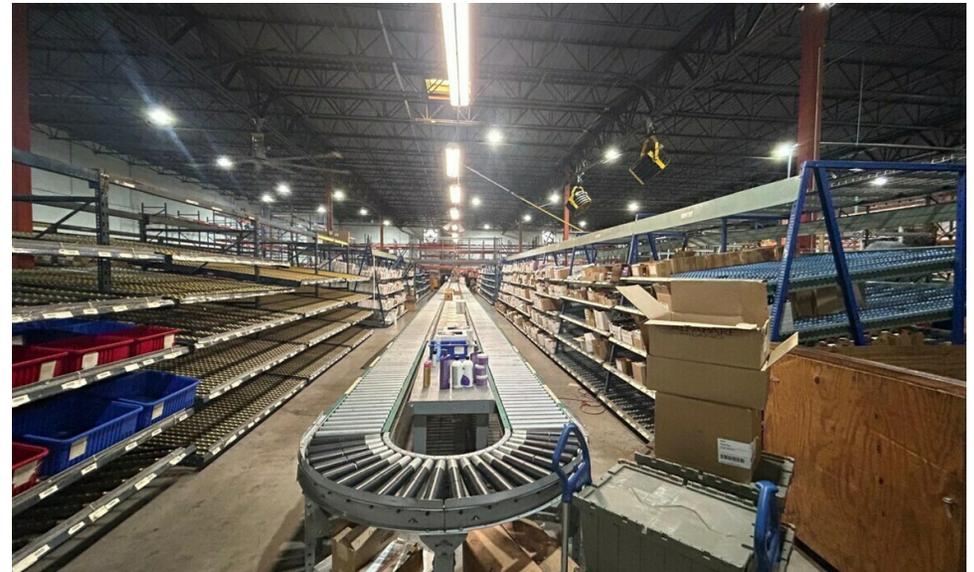
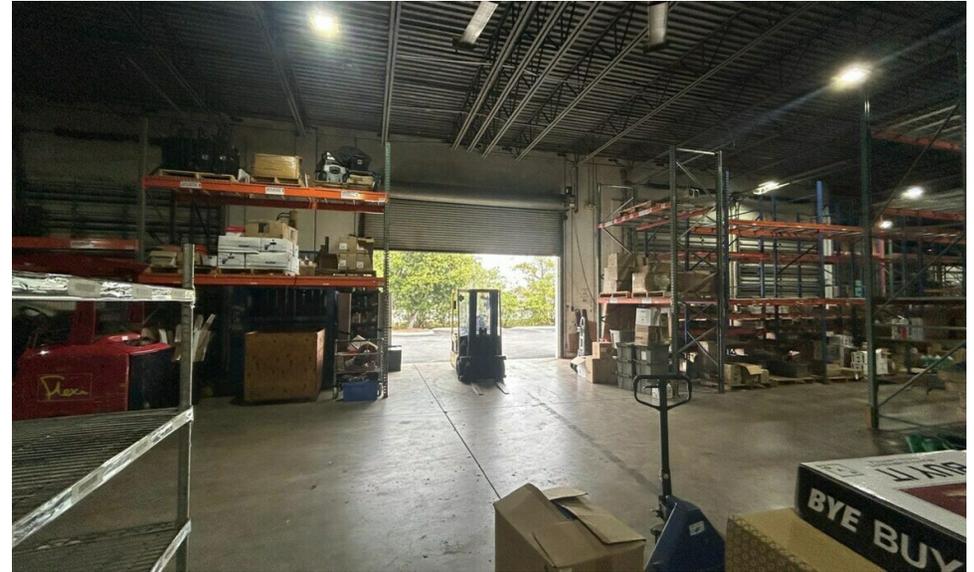
Retailer Map

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Interior Photos

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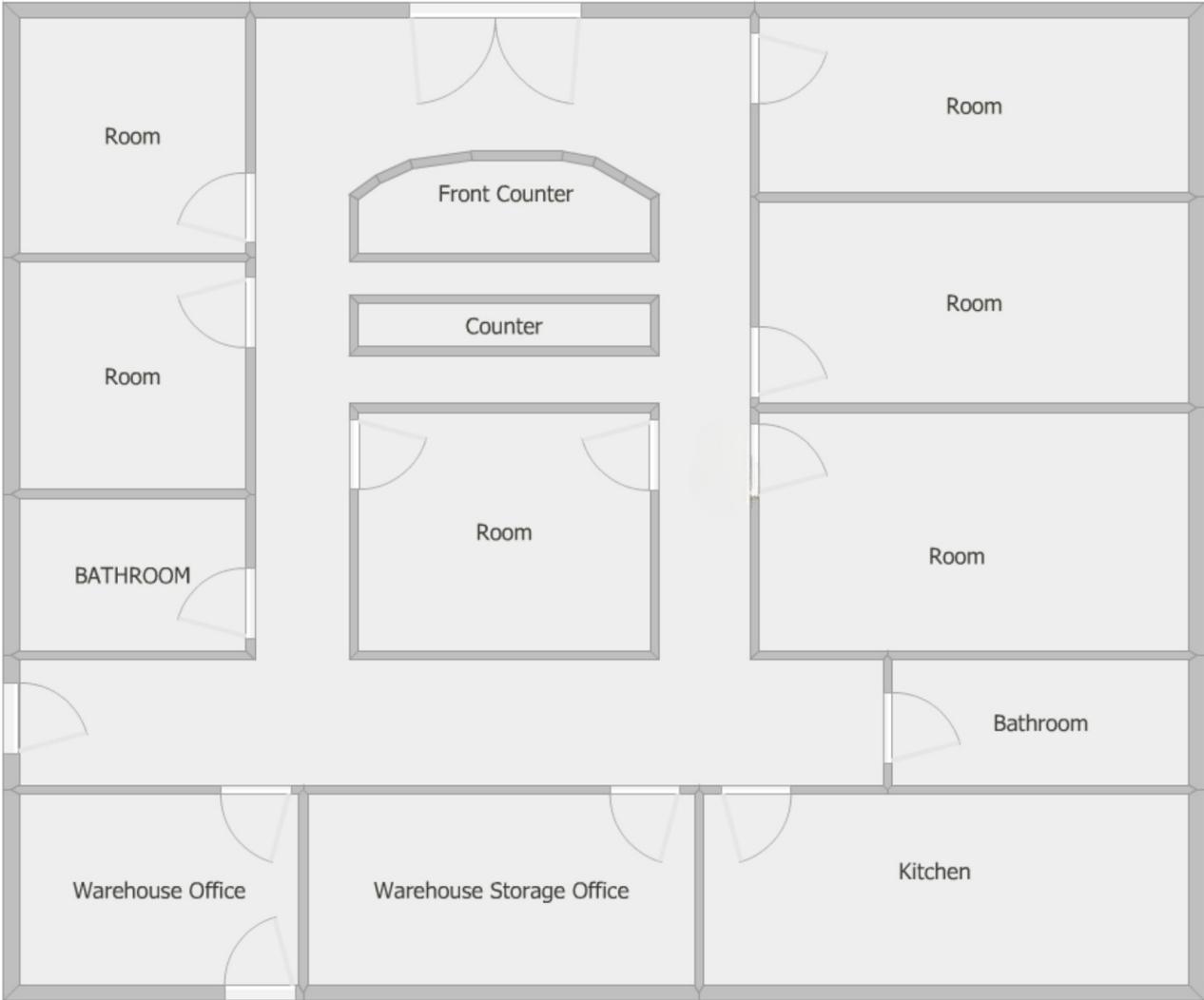
Aerial Photos

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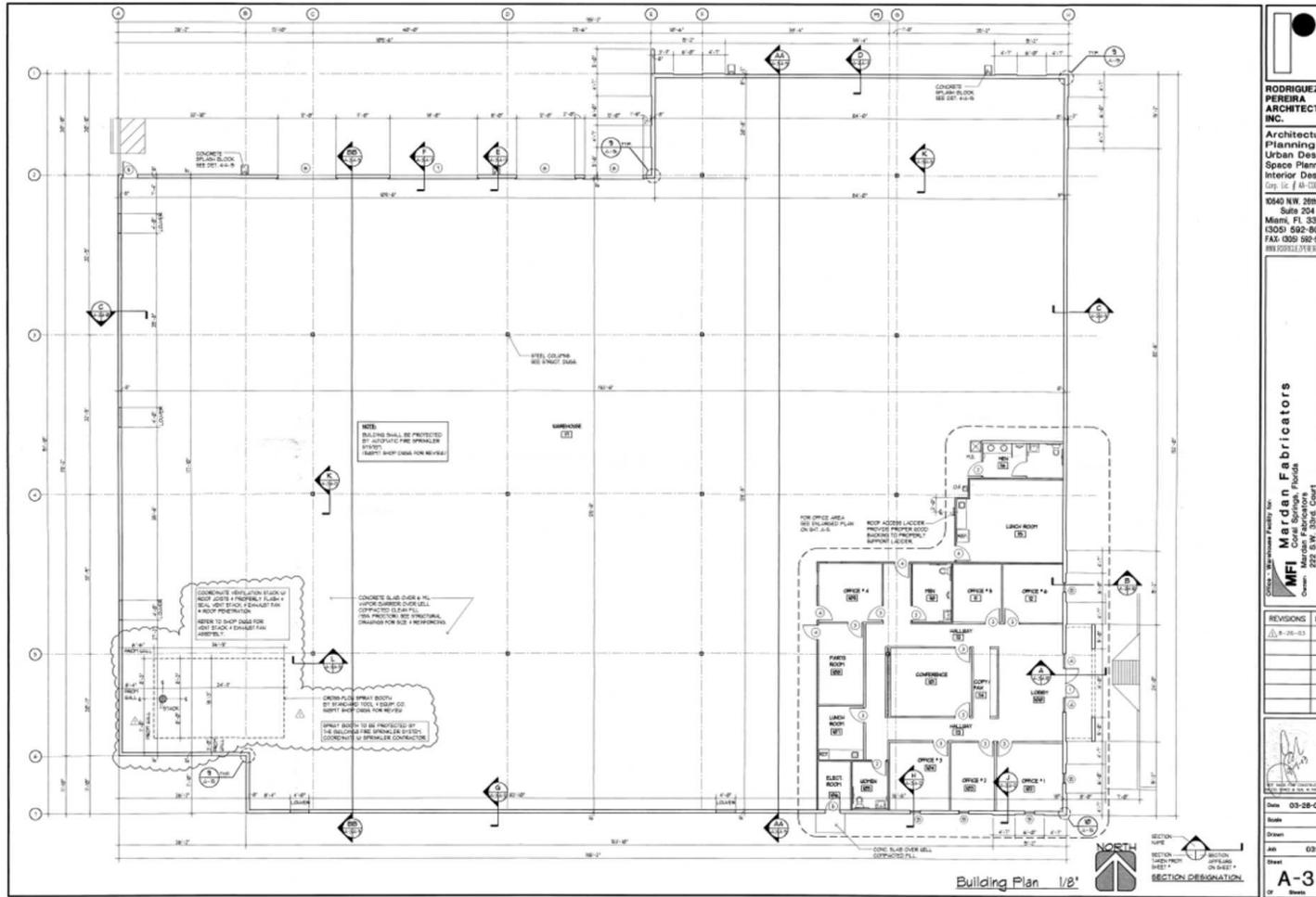
Floor Plan for Office

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Building Plan

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REVISIONS	BY
1	R-26-03

Date: 03-28-03
 Scale:
 Drawn:
 Job #: 030
 Sheet:
 A-3
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