



4326 NW 120th Ave, Coral Springs, FL 33065

**\$25/SF/YR**

**\$2.08/SF/MO**

4326 NW 120th Avenue

Industrial | Single tenant | 2,030 sq. ft.



Sergio Comisso  
561.929.7482

Listing Added: 10/24/2024

Listing Updated: 11/26/2024

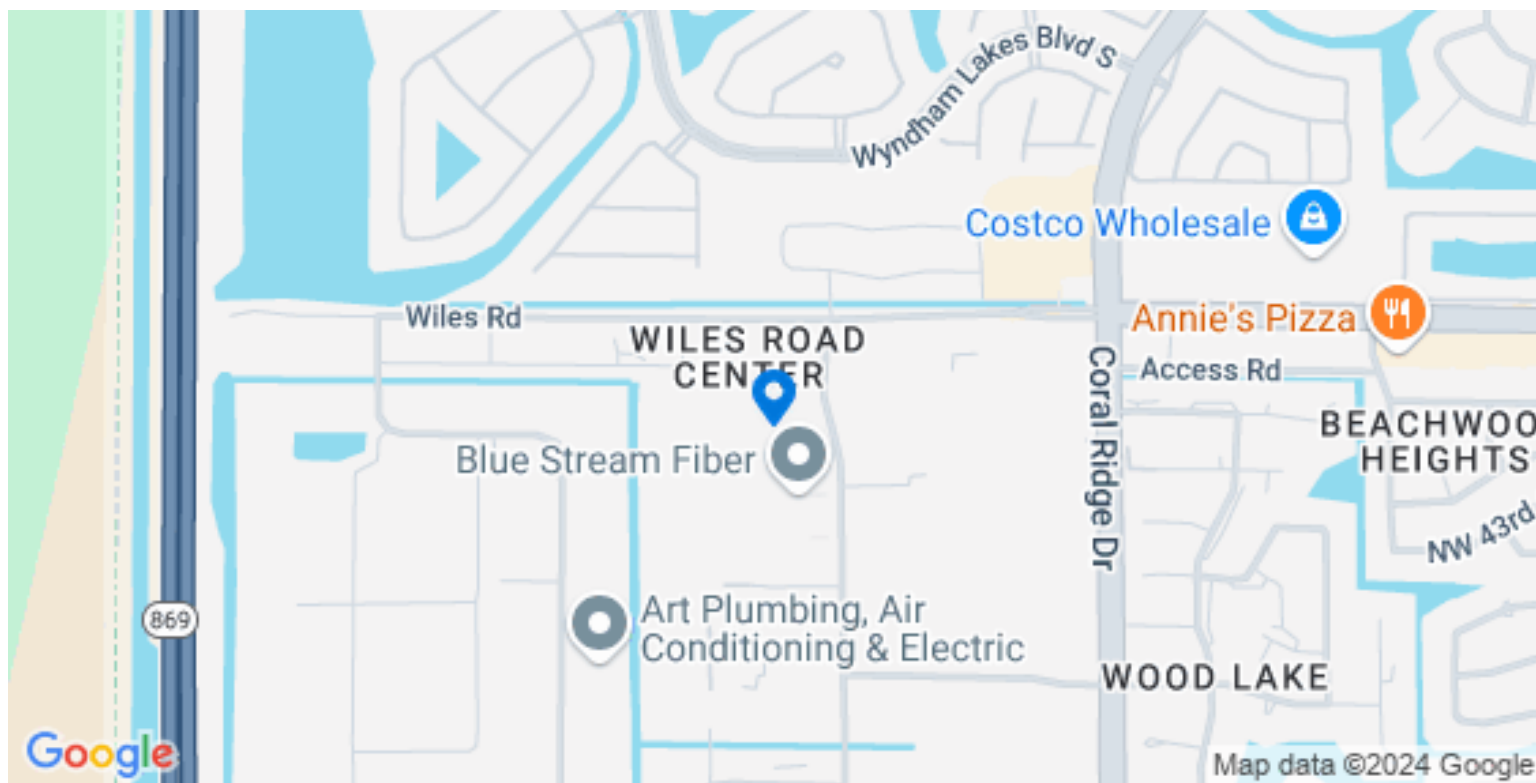
## Building Details

Property Type	<b>Industrial</b>	Subtype	<b>Warehouse, Flex</b>
Tenancy	<b>Single</b>	Total Building Suites	<b>0</b>
Vacant SQFT	<b>2,030</b>	Lot Size (sq ft)	<b>0</b>
Year Built	<b>2007</b>	Stories	<b>1</b>
Ceiling Height	<b>18</b>	Dock High Doors	<b>15</b>
Drive Ins	<b>1</b>	Zoning	<b>IRD</b>
APN	<b>484118bh0120</b>	Submarket	<b>Coral Springs</b>
Submarket Cluster	<b>Fort Lauderdale</b>		

## Building Description

Exclusively listed by Sergio Comisso, JSM Realty Services. 2030 SQFT of Light Industrial Warehouse / Flex Space FOR LEASE in Sawgrass East Business Park. Built in 2007. Includes approx. 1700 +/-Sqft. of Warehouse & 320+/- Sqft. of built out office / showroom space & a private restroom. 18 ft. Clear Ceilings in Warehouse. Oversized 15ft. Overhead Roll Up Warehouse Door. Concrete build, Concrete roof & dividing walls, Hurricane impact doors and windows, 150 Amp Phase 3 Electrical, Emergency lighting, Ample Parking. Available immediately. Perfect for all light industrial uses including distribution, contracting, storage, etc. RENT INCLUDING CAM is \$4229 PER MONTH (Plus sales tax and utilities) Super Convenient Coral Springs location. 1 mile to Sawgrass Expressway, Easy Access to FL Tpk., I-95, 595 & I75. MUST SEE!!! WON'T LAST!!! Call Sergio at 561-929-7482 with any questions or to schedule a private tour!

## Building Location (1 Location)



## Details

Listing Type	<b>Direct</b>	RSF	<b>2,030 SF</b>
Parking	<b>AMPLE</b>	Rate (Per SF)	<b>\$25 / SF / YR</b>
Lease Type	<b>Modified Gross</b>	Lease term	<b>Negotiable</b>
Total CAM (Per SF/YR)	<b>\$0</b>	Total Monthly Rent	<b>\$4,568</b>
Days on Market	<b>32 days</b>		



6th building to be delivered Q1 2025

### Sawgrass East Business Park



# SAWGRASS EAST

— BUSINESS PARK —



SITE PLAN

















4324

4326

786-60...









































4344

4346







4326

ASG

