

Industrial Property For Sale

Freestanding Warehouse Building

3950 NW 126th Ave, Coral Springs, FL 33076

GUS MARTINEZ

Managing Director
954.394.7078

gus@martinezteamcommercial.com



Property Summary

Freestanding Warehouse Building • Industrial Property For Sale



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

- **Freestanding Industrial Building:** 27,356 SF
- **Asking Price:** \$7,522,900.00
- **Zoning:** Chapter 25 - ZONING ORDINANCE
- **Zoning District(s):** IRD
- **Zone Description:** IRD
- **Loading:** Four grade-level doors (three 12' x 14', one 17' x 14')
- **Secured Truck Court:** Fully fenced and gated
- **Office Build-Out:** Six private offices, three restrooms, kitchen
- **Power:** 800 amps, 240V, 3-phase
- **Parking:** 43 spaces
- **Access:** Sawgrass Expressway, Florida's Turnpike, and I-95



Property Summary

Freestanding Warehouse Building • Industrial Property For Sale



OFFERING SUMMARY

Sale Price:	[\$7,522,900], [\$275 PSF]
Building Size:	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



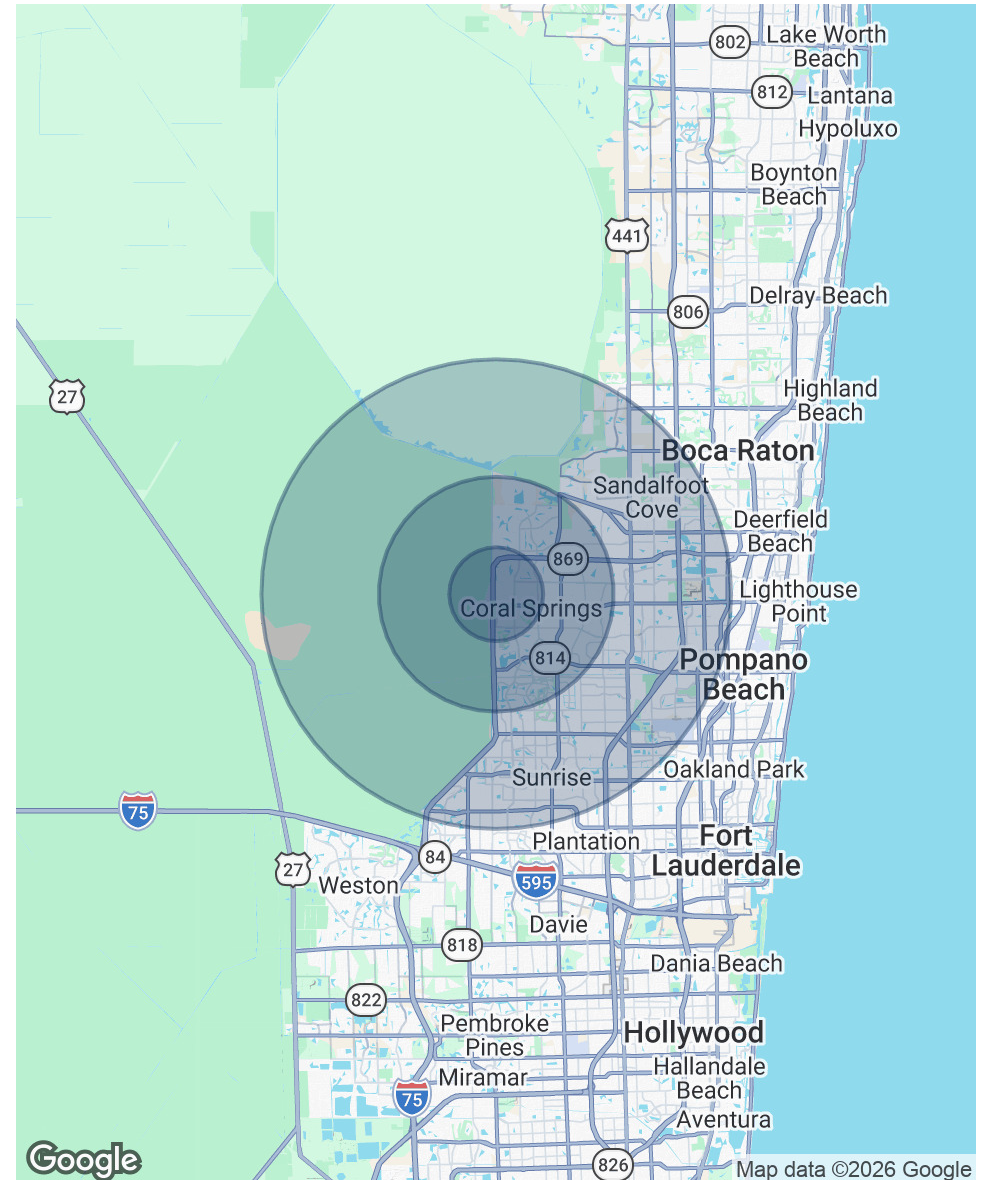
Demographics Map & Report

Freestanding Warehouse Building • Industrial Property For Sale

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

2020 American Community Survey (ACS)



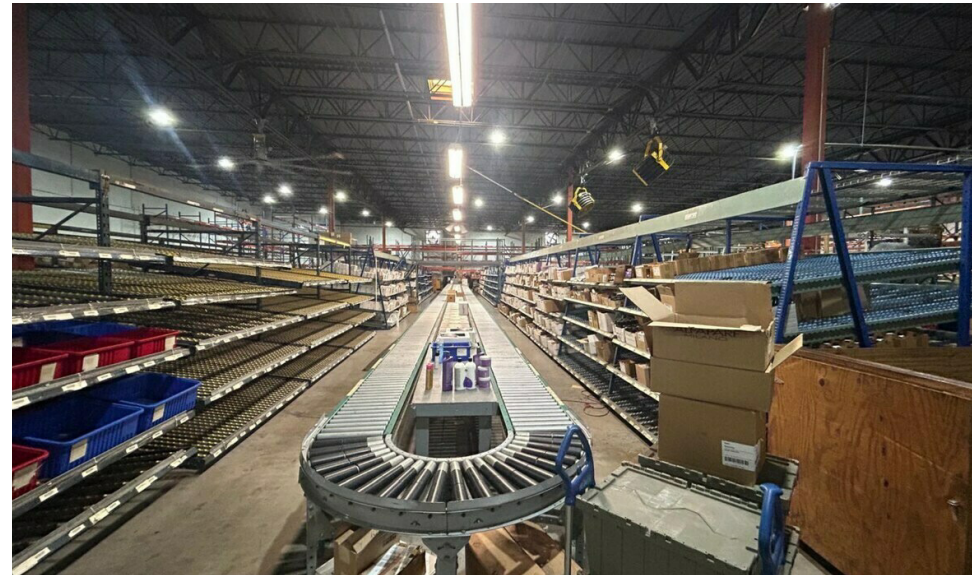
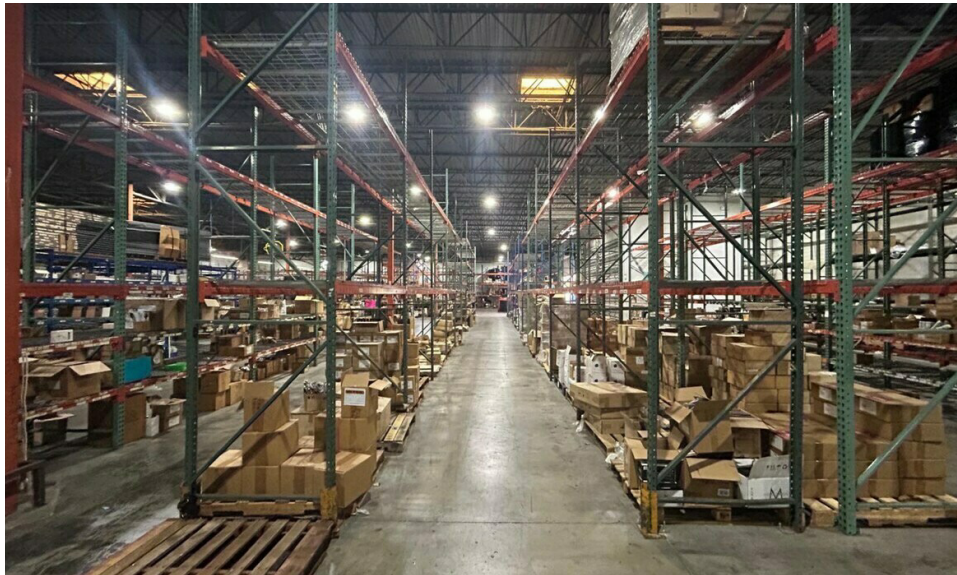
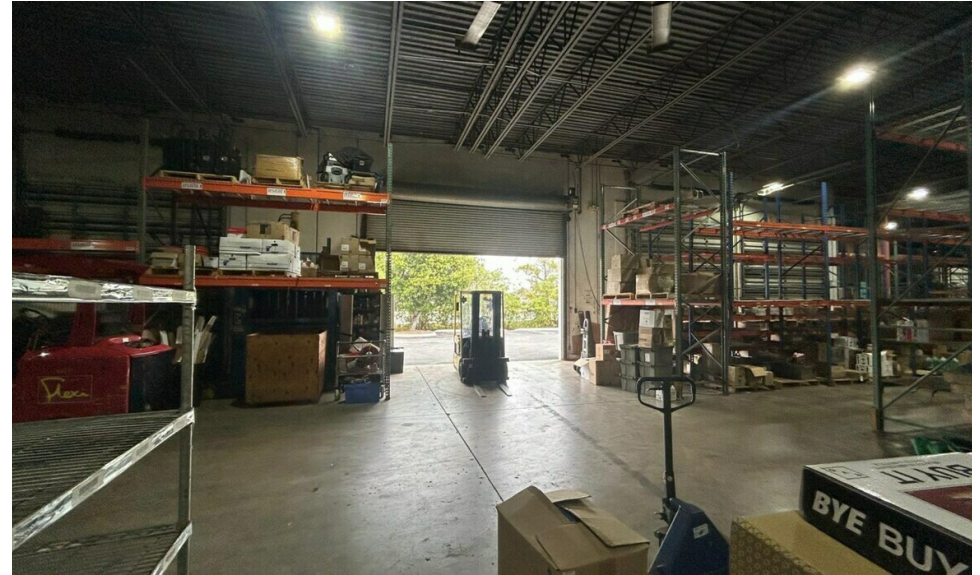
Retailer Map

Freestanding Warehouse Building • Industrial Property For Sale



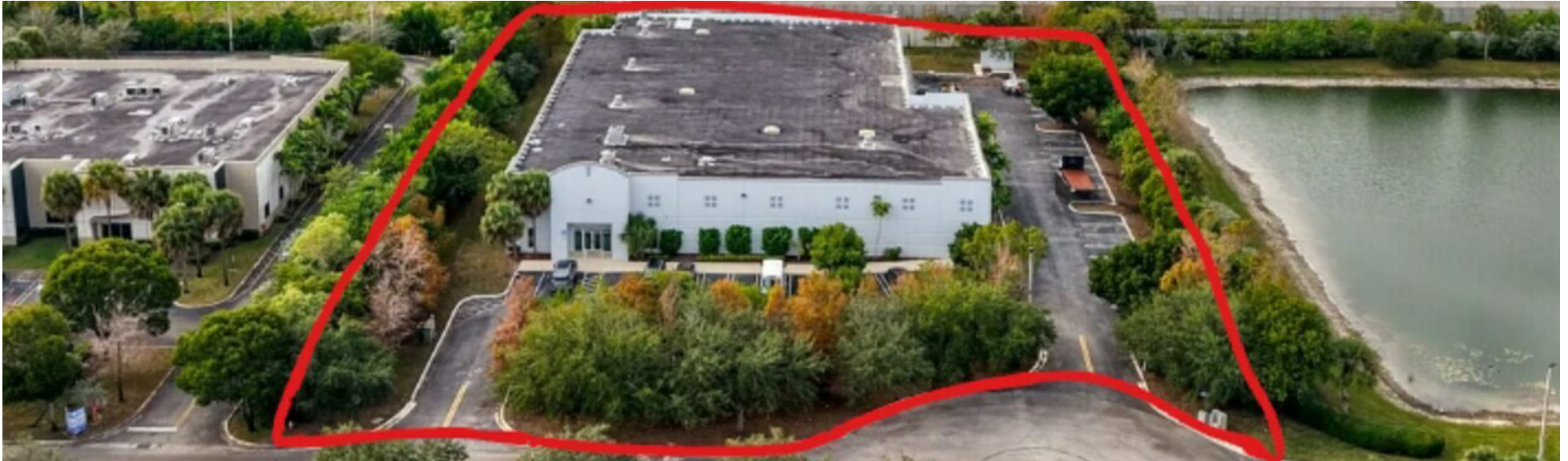
Interior Photos

Freestanding Warehouse Building • Industrial Property For Sale



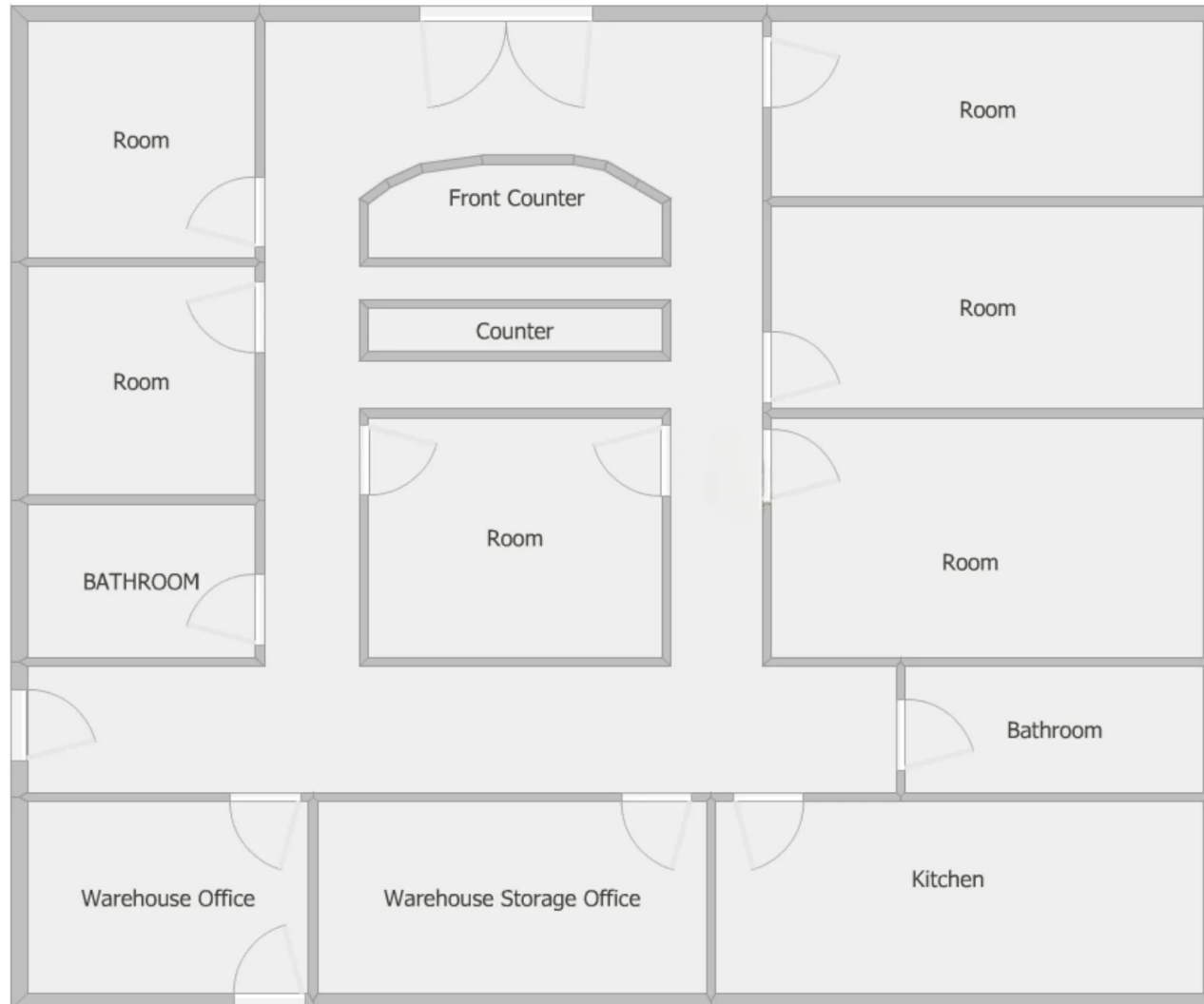
Aerial Photos

Freestanding Warehouse Building • Industrial Property For Sale



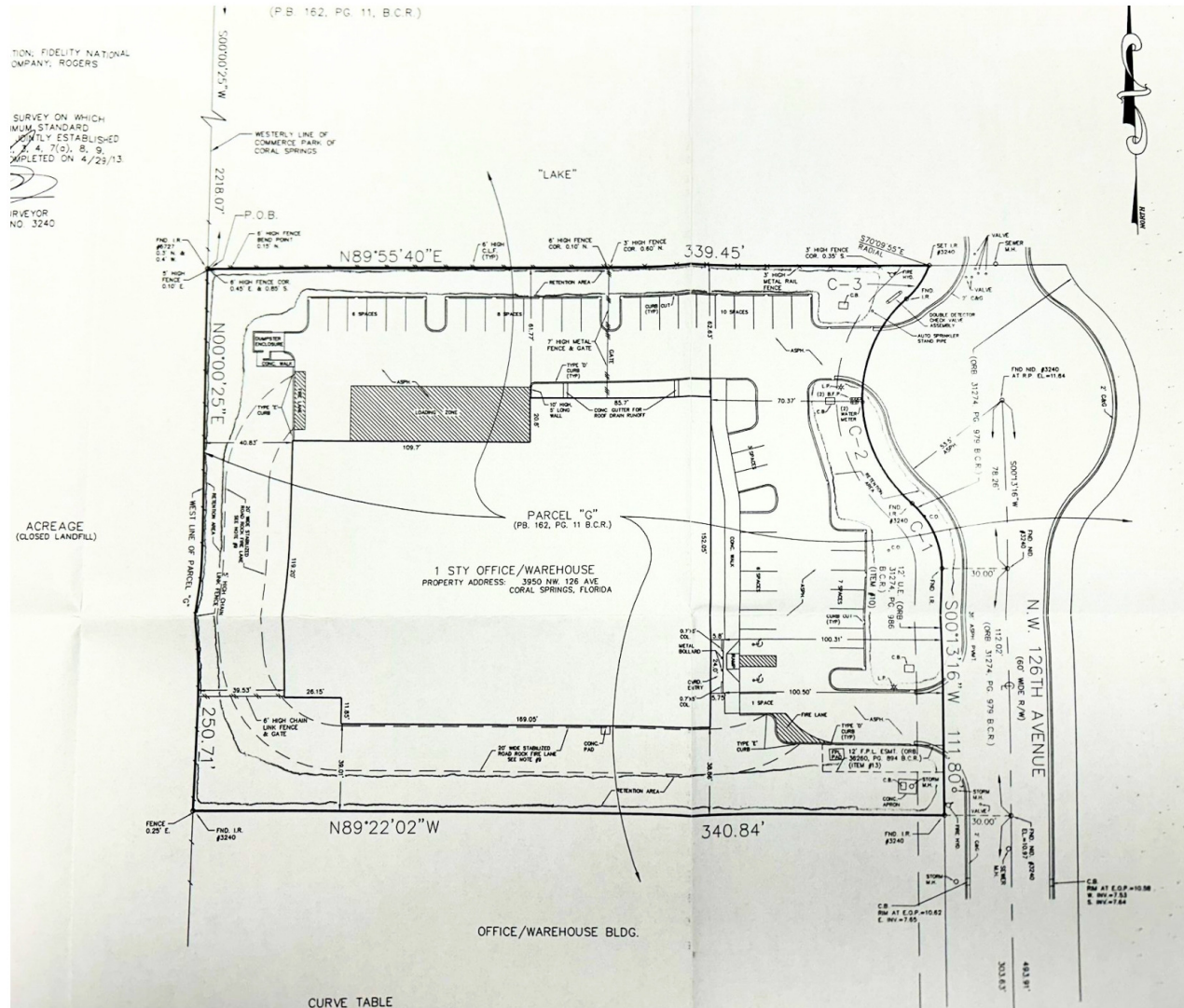
Floor Plan for Office

Freestanding Warehouse Building • Industrial Property For Sale



Survey

Freestanding Warehouse Building • Industrial Property For Sale



Freestanding Warehouse Building • Industrial Property For Sale

