



For Sale/Lease

\$3,668,600

901 Shotgun Road
Sunrise, FL 33326

Ruben Suarez

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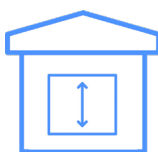
10,790 SF Light Industrial Property Available



8,631 SF warehouse with
a bathroom and receiving
office



2,159 SF office area includes two
bathrooms, president's office with
private bathroom and shower



19' clear height



4 dock high doors for efficient
loading and unloading

Docking Area

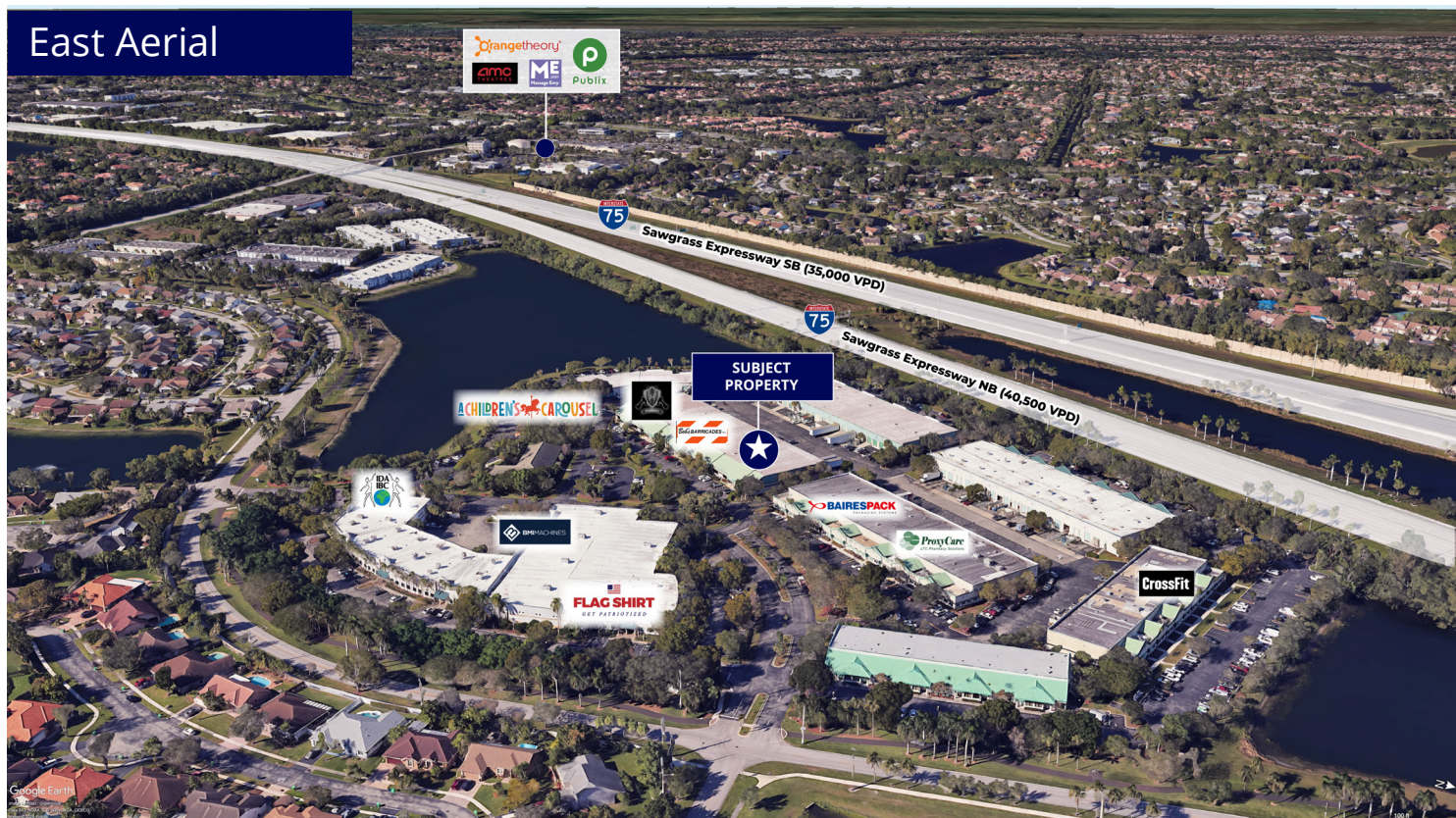


901 Shotgun Road | Aerials

North Aerial



East Aerial



Location Overview

The City of Sunrise is conveniently located in Western Broward County, at the heart of South Florida's tri-county region. The city is bordered by Interstate-595 to the south and the Sawgrass Expressway to the west with easy accessibility to Interstate-75. Proximity to these major arteries offers excellent access to the three major international airports and three seaports that serve the South Florida region. Known as an ideal place to raise a family, Sunrise offers a diverse mix of single-family homes, private golf course communities, and a mix of rental apartments. Since 2010, the population in the City of Sunrise has increased 15.6 percent, to a total of 97,303 residents in 2023 and is expected to increase another 7 percent by 2028. Similarly, the average household income is expected to grow by 20.7 percent over the next five years, up to \$102,874 by the year 2028. Due to its central location, Sunrise has been a leader in job-growth, with more than 140 corporations and over 20,000 new jobs created over the past 10 years - more than any other city in Broward County.

Additionally, the City of Sunrise is home to Sawgrass Mills, a 2.7 million square foot shopping and entertainment center. This draws in many tourists and residents alike and puts Sunrise in the running as one of Florida's top tourist destinations.



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