



FOR LEASE

Sawgrass East Business Park

4300-4412 NW 120TH AVENUE, CORAL SPRINGS, FL 33065

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Class A Small Bay Industrial in the Heart of Coral Springs

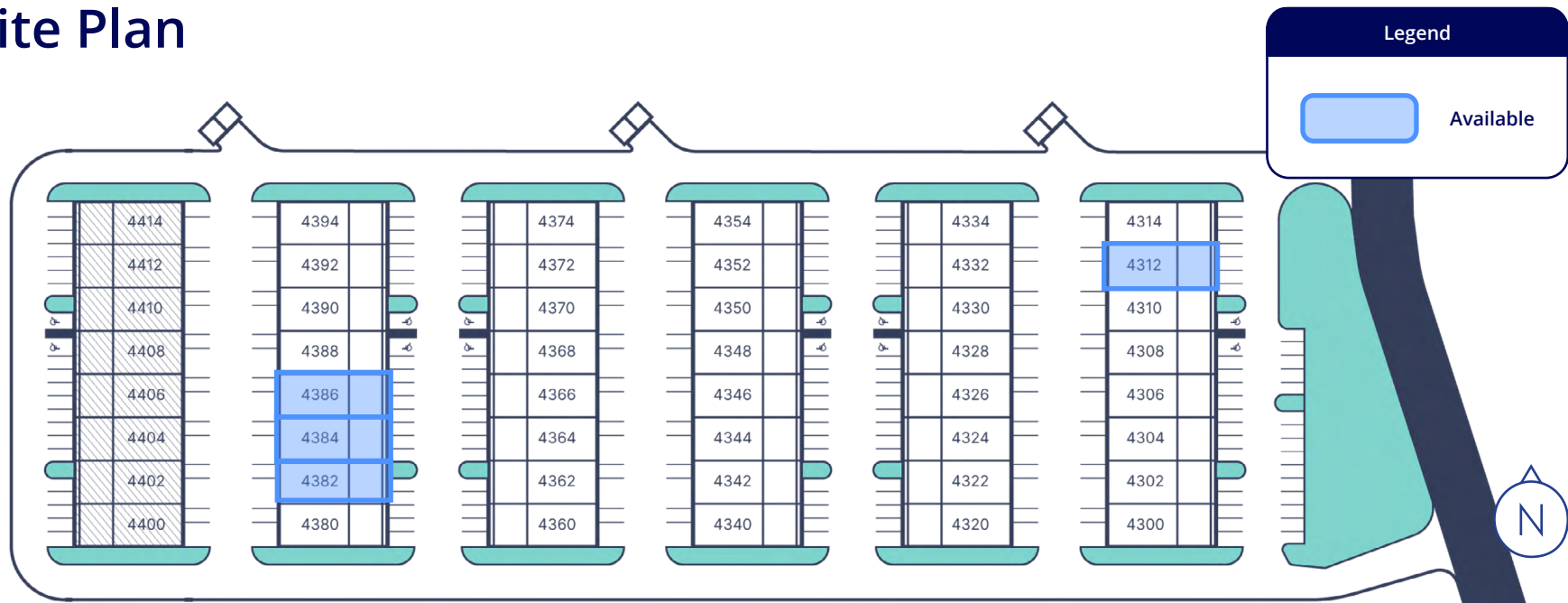
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CORAL SPRINGS, FL 33065

Sawgrass East Business Park offers a strategically located small bay industrial opportunity in the heart of Coral Springs with direct access to I-95, I-75, I-595, Florida's Turnpike, and the Sawgrass Expressway. Positioned within the established Coral Springs Commerce Park, the property provides strong regional connectivity to Broward, Miami Dade, and Palm Beach County. Designed for today's owner users and tenants, the project delivers functional, modern space in a professionally developed business park setting with long term scalability. Ideal for light industrial, service, distribution, and showroom users seeking quality construction and a central Broward location.

Property Details

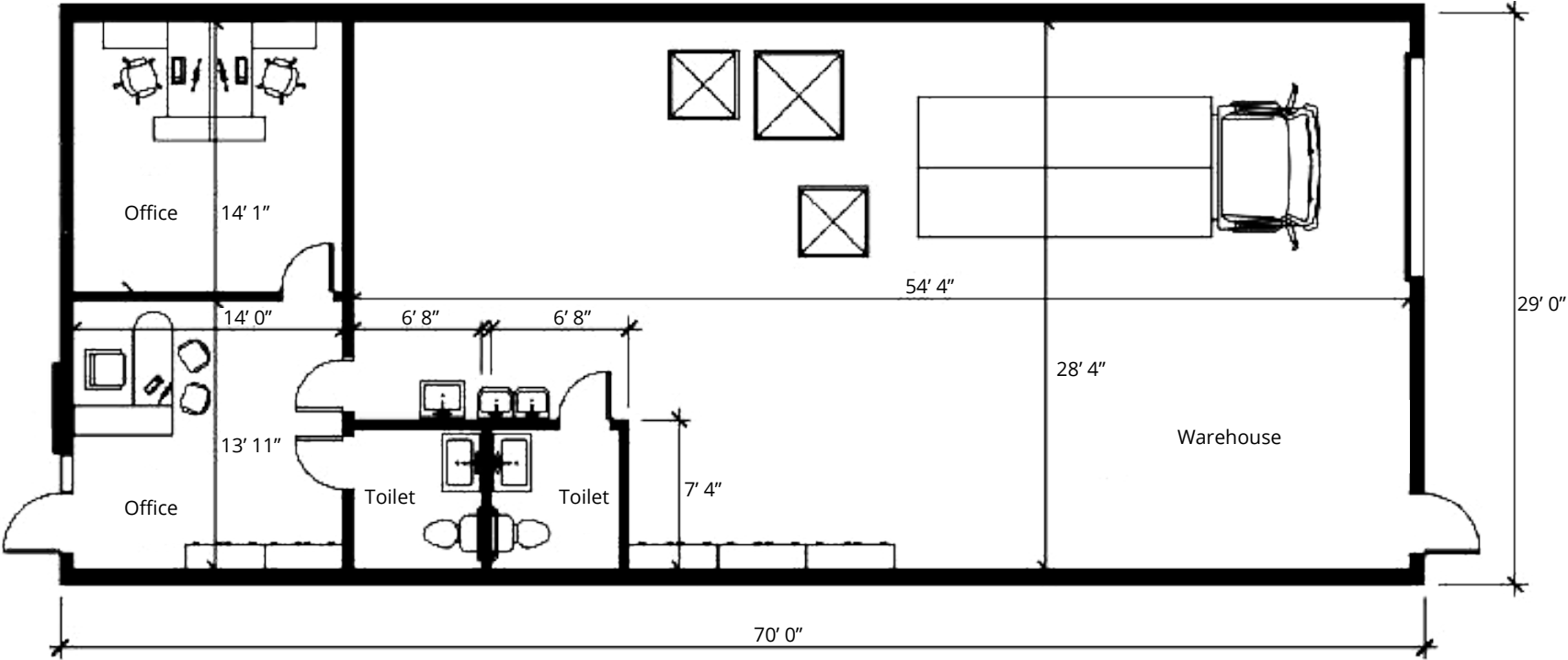
Property Type	Class A Light Industrial / Small Bay
Available SF	2,030 SF
Total Units	40 Existing Units (80,000 SF)
Clear Height	18'
Roll-Up Doors	16' Grade-Level Overhead Doors
Construction	All Concrete (Including Roof)
Impact Protection	Impact-Resistant Glass & Wind-Tested Doors
Private Restrooms	Yes - In Every Unit
Office Buildout	Office Space Within Each Unit

Site Plan



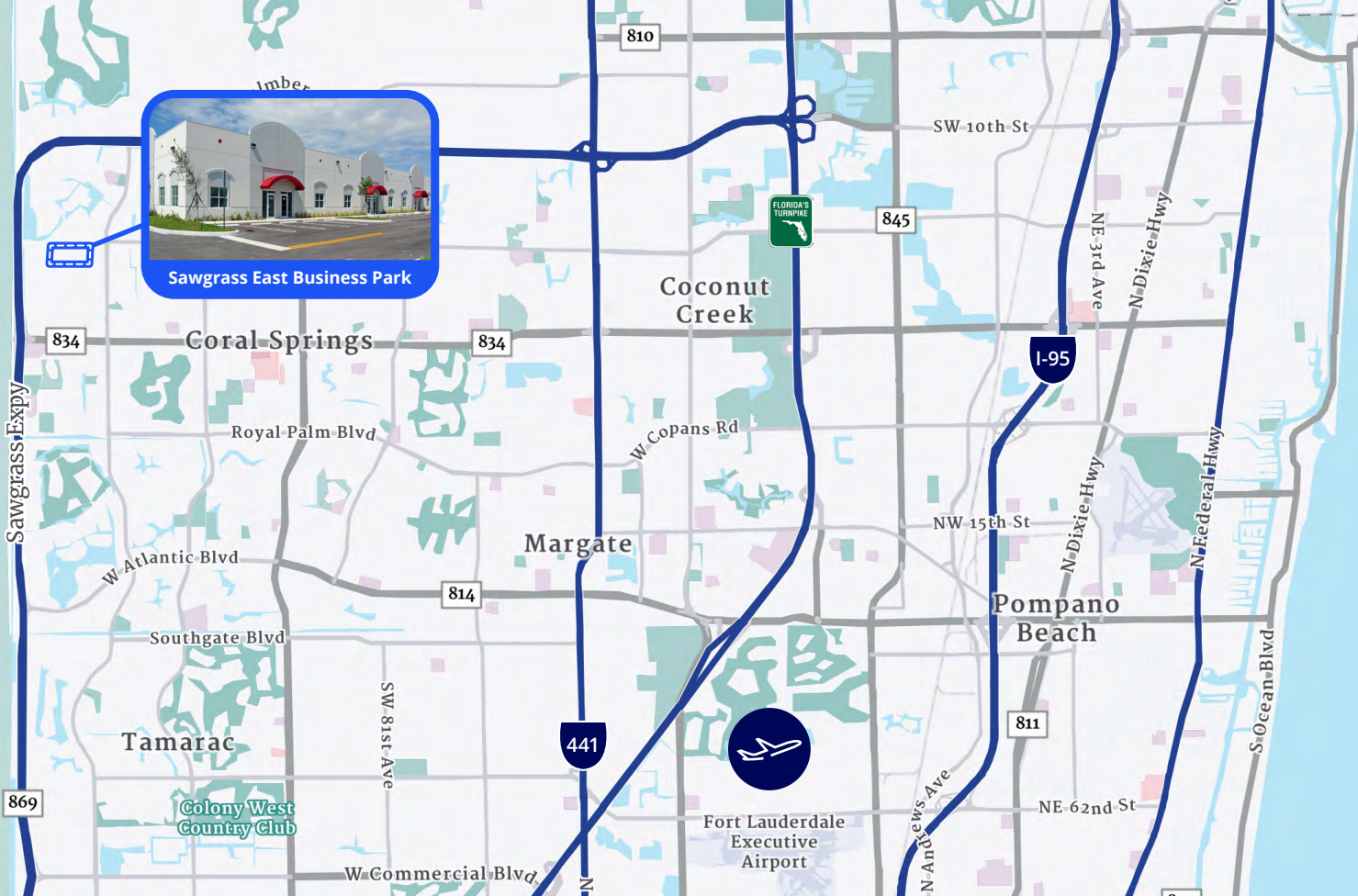
Floor Plan

±2,030 SF



Property Photos





For more information, contact:

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