



4324 & 4326 NW 120th Ave, Coral Springs,  
FL 33065

**OFFERED AT \$1,550,000**

**OR**

**\$775,000 EACH (2,030 Sqft each)**

**4324-4326 NW 120th Avenue**

Industrial | Single tenant | 4,060 sq. ft.



**Sergio Commisso**

**561.929.7482**

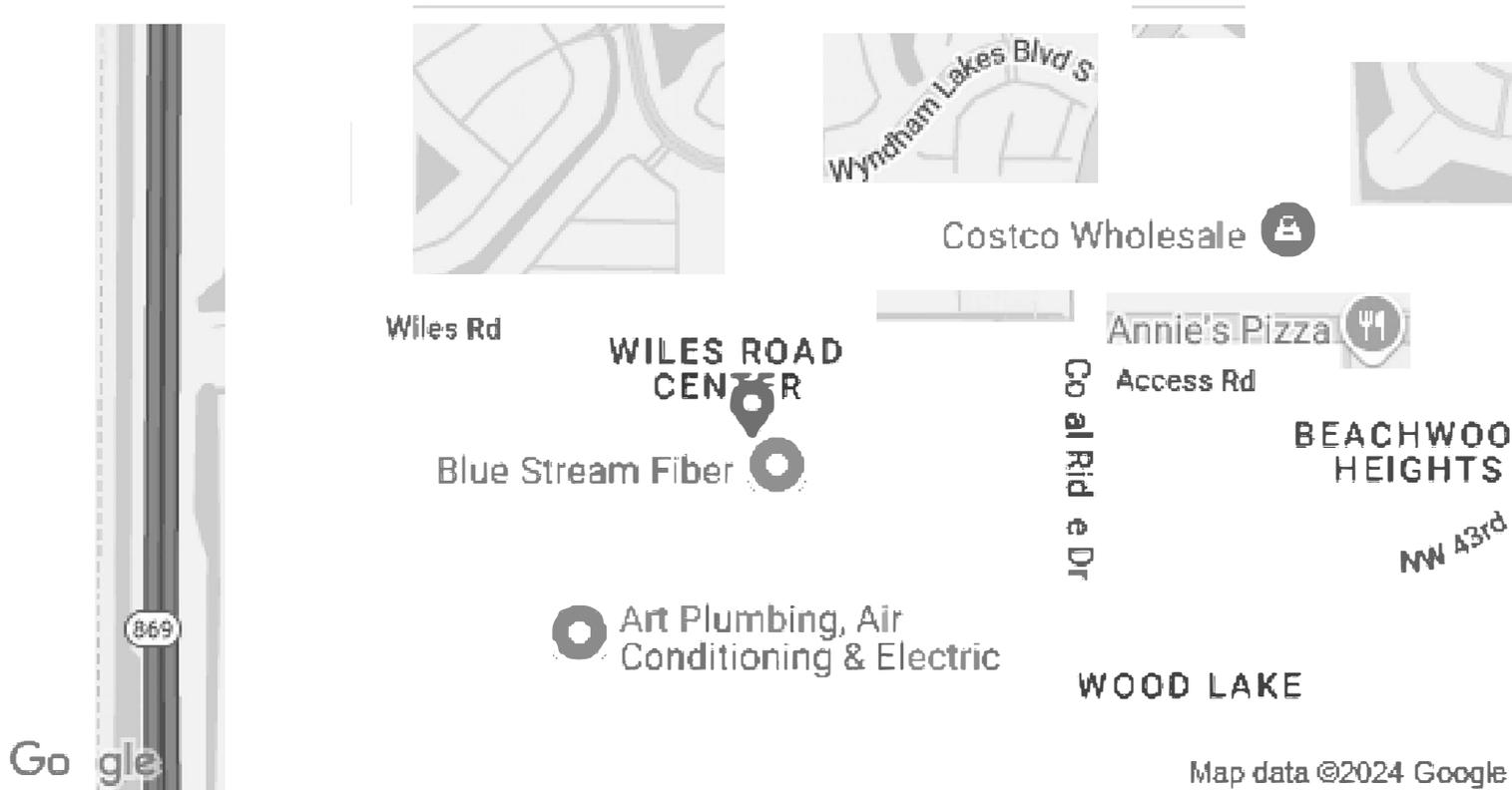
### Building Details

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

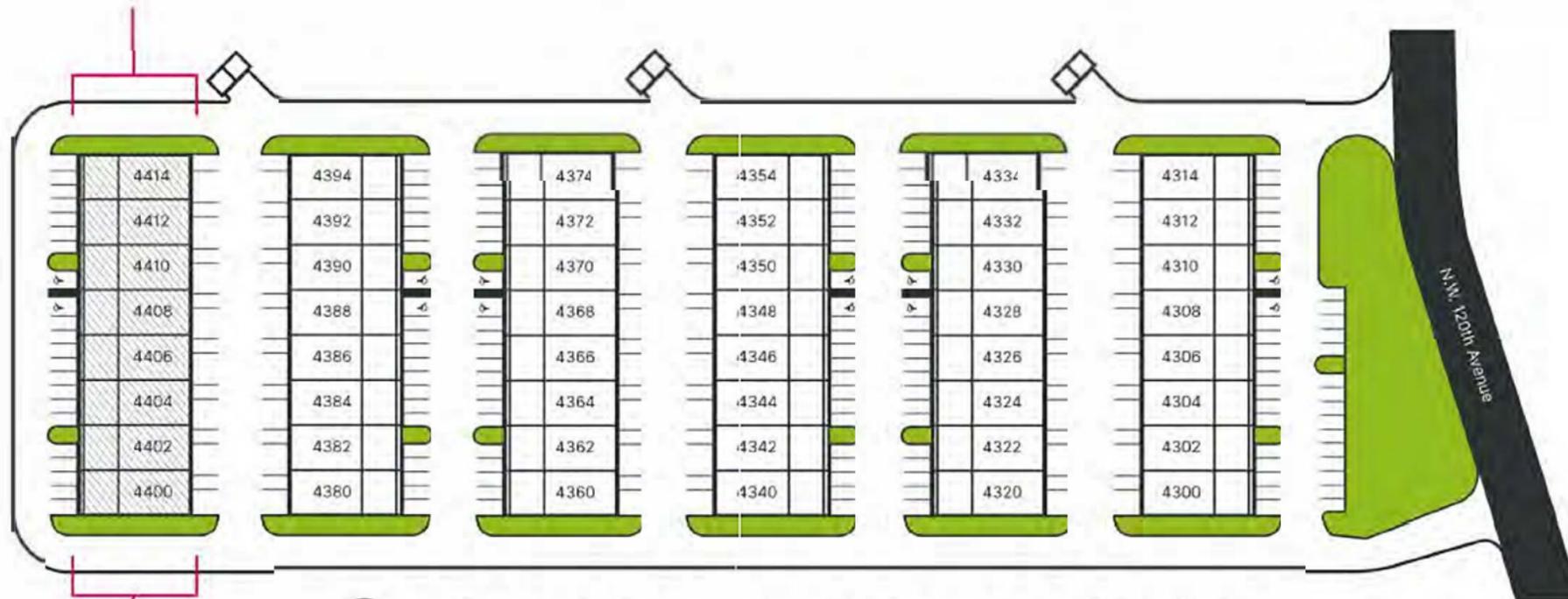
### Building Description

Exclusively listed by Sergio Comisso, JSM Realty Services. 2030 SQFT of Light Industrial Warehouse / Flex Space FOR SALE in Sawgrass East Business Park. Built In 2007. Includes approx. 1700 +/- S qft. 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. 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)



Floorplan



6th building to be delivered Q1 2025

Sawgrass East Business Park

# SAWGRASS EAST

— BUSINESS PARK —



SITE PLAN









4324

4326

786-60





















4344

4346



4326

456

