

FOR LEASE OR SALE

4701 NW 103rd Avenue
Sunrise, Florida



SUNRISE COMMERCE CENTER

CLASS A FREE-STANDING BUILDING
WITH AIR-CONDITIONED WAREHOUSE

±77,600 SF located in Sunrise, Florida

OWNED BY

Lincoln

LEASED BY



Building **overview**

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Experience the epitome of industrial excellence within this expansive free-standing facility strategically located in the Sunrise Commerce Park.

This state-of-the-art facility is perfectly positioned between Hiatus Rd. and Nob Hill Rd., just south of Commercial Blvd. and offers

unparalleled connectivity to the Sawgrass Expressway, Florida's Turnpike and Interstate 95.

The facility is 100% air-conditioned, impeccably maintained and features Class-A finishes throughout, dock-high doors and heavy three-phase power to accommodate the needs of contemporary industrial and flex operations.

Site **plan**



Key **highlights**



Total size
±77,600 SF total
±12,600 SF office



Power
3 Phase / 1600 amps
Up to 10 MW at site



Clear height
32'



Warehouse
100% air-conditioned



Dock doors
8 dock-high doors
with pit levelers



Ramps
1 oversized grade
level door with ramp



Car parking
99 spaces

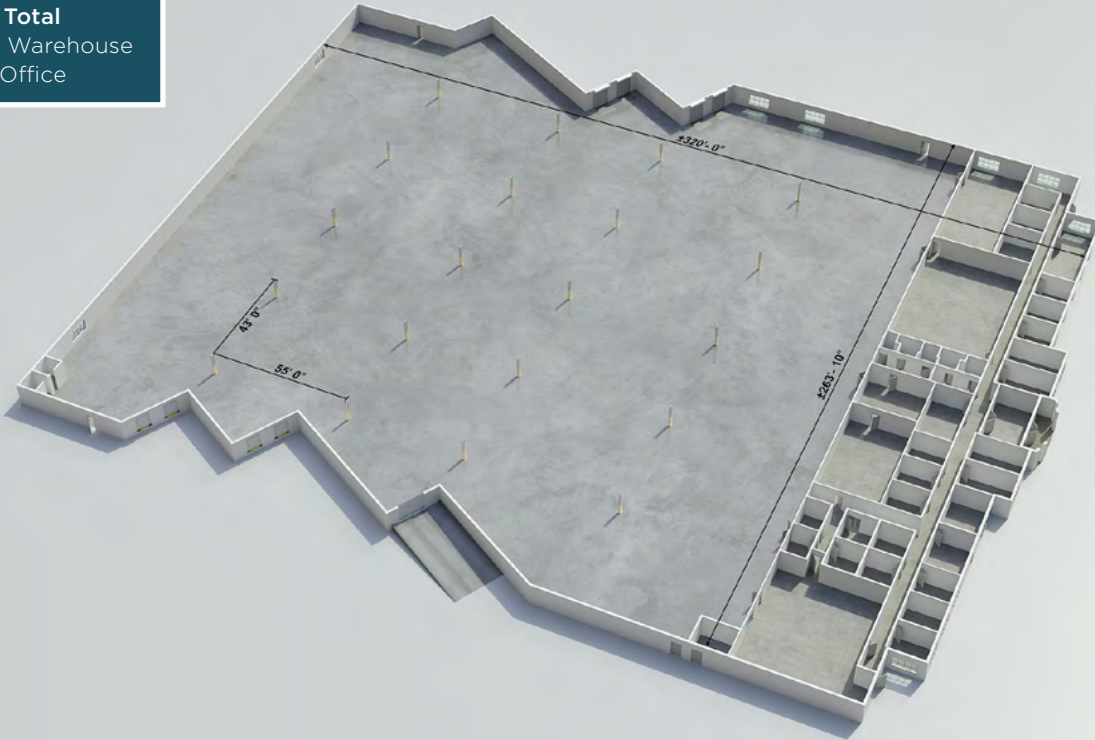


Sprinklers
ESFR sprinkler system

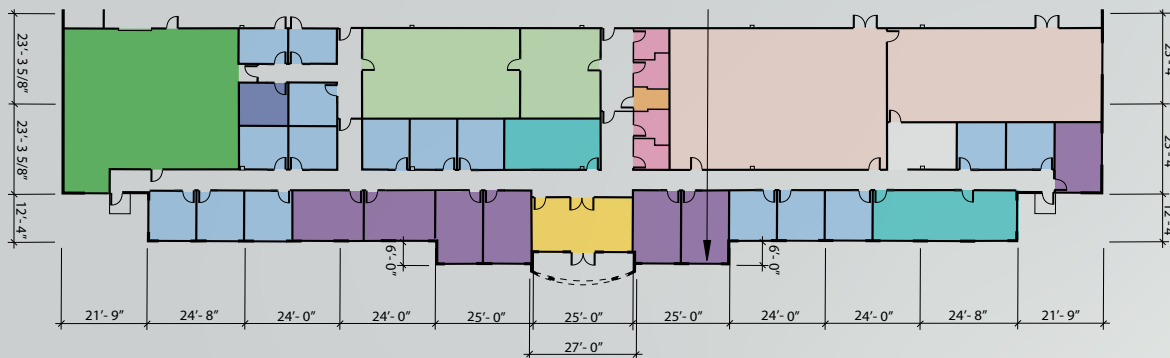


Lighting
LED Motion-sensor

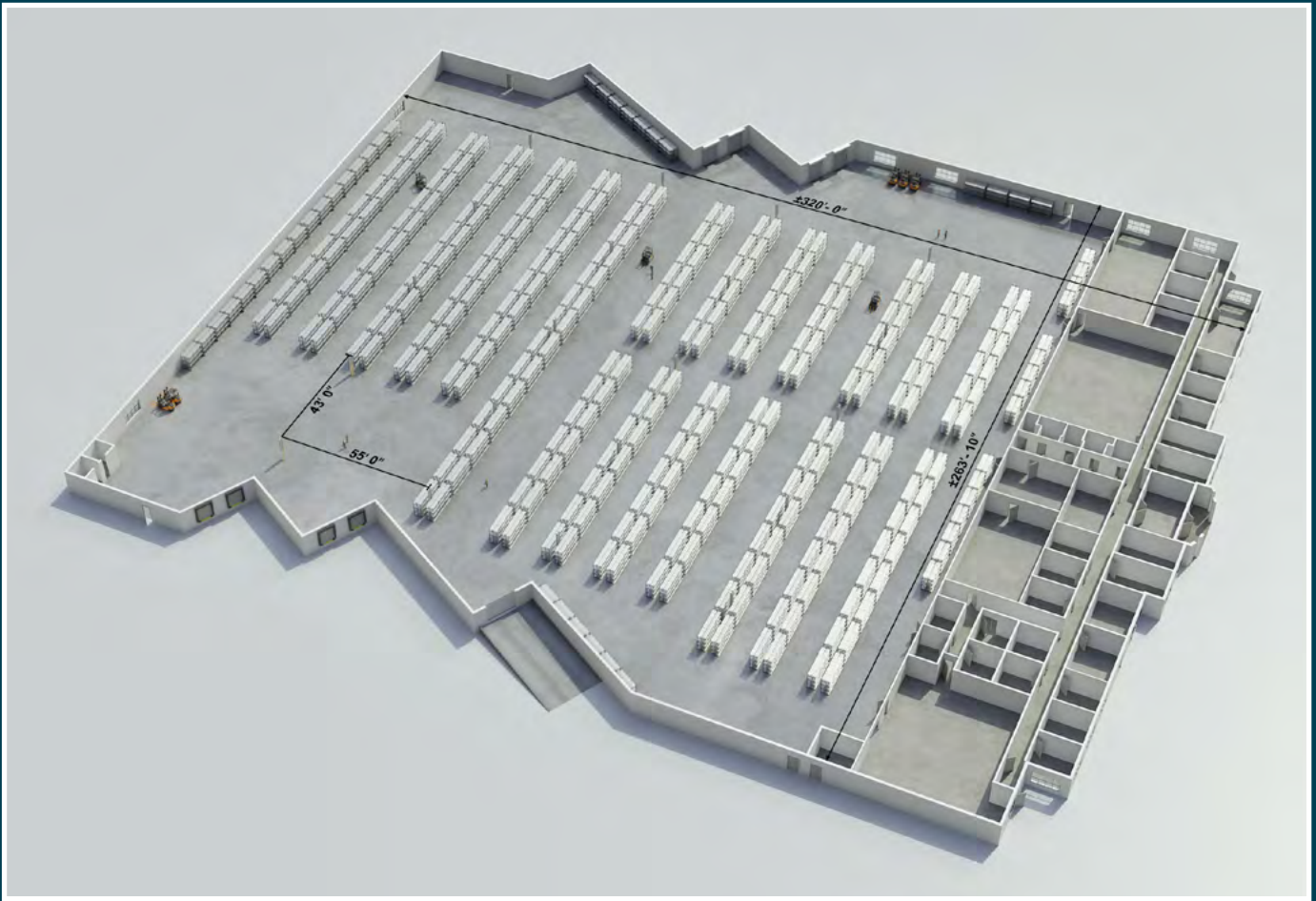
±77,600 SF Total
±65,000 SF Warehouse
±12,600 SF Office



Office plan

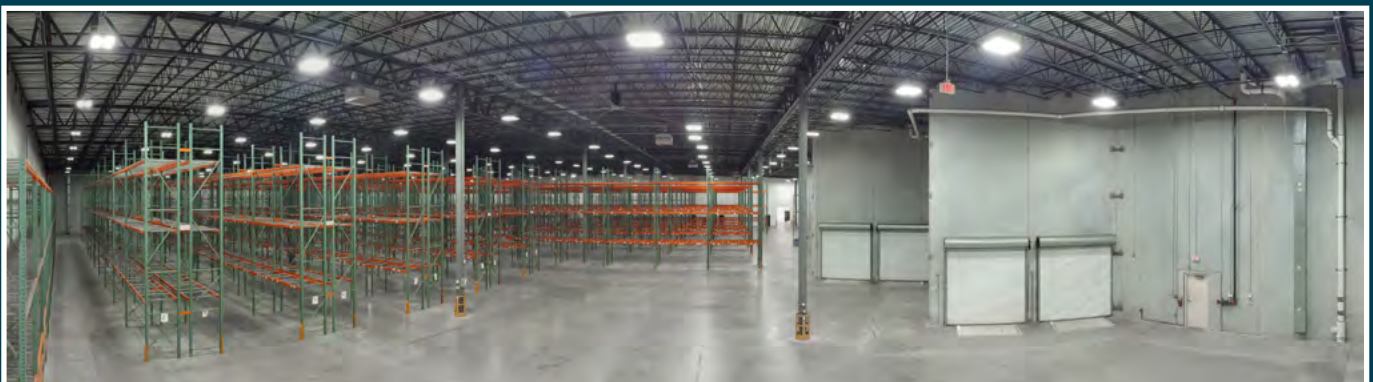


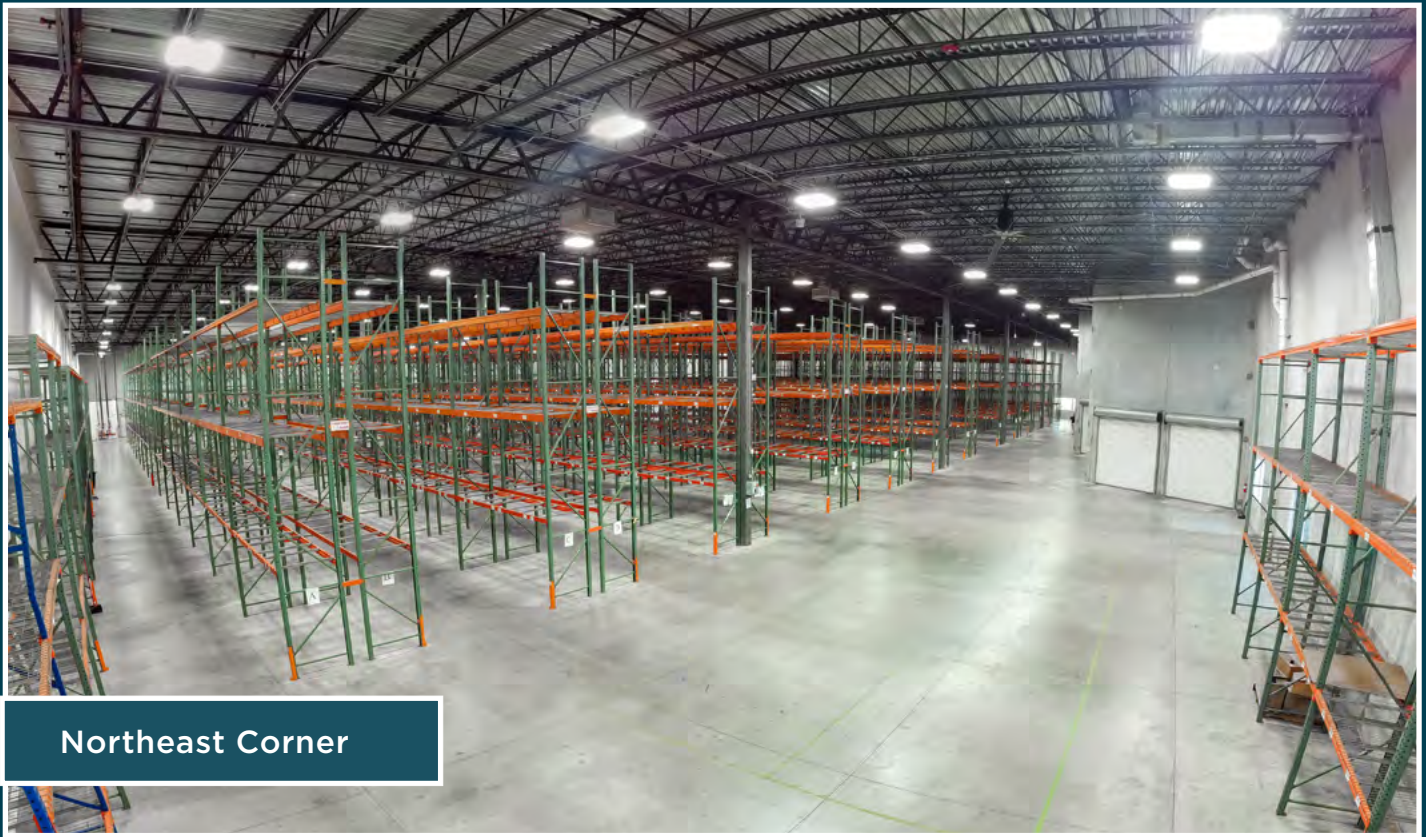
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|------------------------------|----------------------------|---------------------------------|
| Sixteen (16) private offices | Copy room | Large kitchen & break room area |
| Seven (7) executive suites | Reception/Containment area | Four (4) restrooms |
| Two (2) conference rooms | Washer / dryer room | Two (2) staging rooms |
| Server room | Segregated warehouse area | |



- 4,228 pallet positions
- 4 levels high
- 13 rows
- 1st 3 levels - 6'
- Top level - 9'
- Each 8' section is rated for 6,900 lbs.

Warehouse **Configuration**





Northeast Corner



Northwest Corner



Prime **location**

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Sunrise Commerce Park is located in the City's northern section and bordered on the west by the Sawgrass Expressway. This 550-acre business park is primarily comprised of multi-tenant business

facilities such as distribution and manufacturing space, low-rise offices and executive suites. Most of the parcels are zoned I-1 (Industrial), allowing for a variety of business operations.

Destination

Drive Time

Sawgrass Expressway	5 minutes
Interstate-595	15 minutes
Florida Turnpike	16 minutes
Interstate-95	25 minutes
Port Everglades	30 minutes
Ftl. International Airport	30 minutes
Palmetto Expressway	50 minutes
Port Miami	60 minutes
West Palm Beach	80 minutes
Port of Palm Beach	90 minutes



FOR LEASE

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Sunrise, Florida



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