

FOR LEASE

# PELICAN BAYS

4990 SW 52ND ST, DAVIE, FL 33314

4970 SW 52ND ST BLDG #3 307-308



### SPACE HIGHLIGHTS

- 1,950 SF Flex double bay
- 3 air-conditioned offices totaling 750 SF
- Newly remodeled with new flooring, LED lights and paint
- 12' x 12' drive thru grade level overhead door
- 2 front entrances
- 14' clear ceiling in warehouse
- 2 private restrooms
- CAM includes water and trash
- CAM is \$10 PSF



### MATT JONES

Senior Vice President  
Direct: 954.921.6673 | Cell: 954.682.6288  
matt@levyrai.com



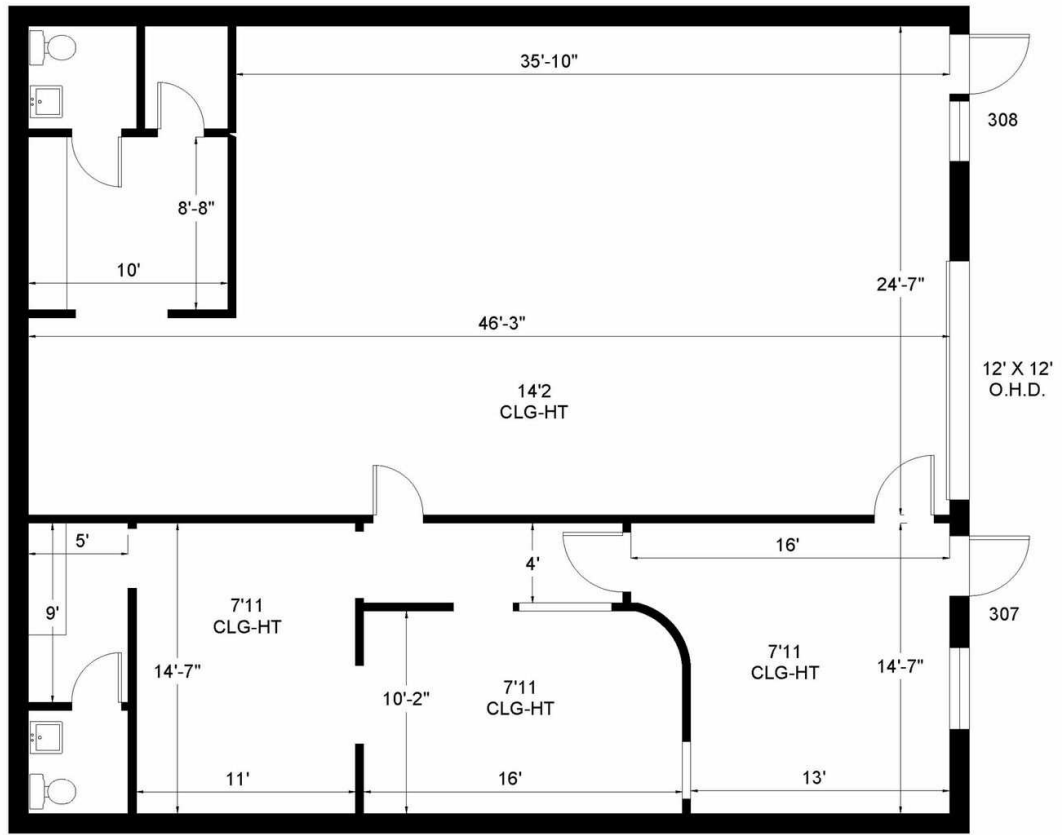
# PELICAN BAYS

4990 SW 52ND ST, DAVIE, FL 33314

## 4970 SW 52ND ST BLDG #3 307-308 FLOOR PLAN

### PELICAN BAYS

4970 SW 52ND STREET, UNIT 307-308 | DAVIE, FL 33314



Office - 750 Sq. Ft.  
Warehouse - 1,200 Sq. Ft.

1,950 Rentable Sq. Ft.  
[www.LevyRealtyAdvisors.com](http://www.LevyRealtyAdvisors.com)

**MATT JONES**  
Senior Vice President  
Direct: 954.921.6673 | Cell: 954.682.6288  
matt@levyrai.com

