

# LYONS TECH VI

## MULTI-TENANT INDUSTRIAL/FLEX BUILDING FOR LEASE

6855 Lyons Technology Circle, Coconut Creek, FL 33073



**Available Space: 3,726 SF to 7,475 SF**

### Bay 17 - 3,726 SF

**Rent: \$23 PSF Modified Gross**

- 100% HVAC
- Large 12 X 14 roll up door

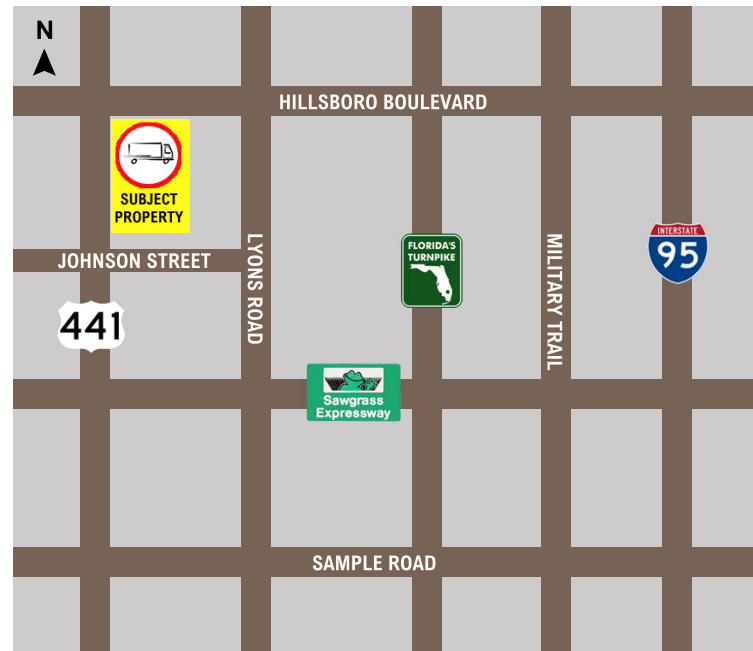
### Bay 18 - 3,749 SF

**Rent: \$25 PSF Modified Gross**

- 100% HVAC
- Large 12 X 14 roll up door

### Property Highlights

- Conveniently located with easy access to 3 major highways
- State-of-the-Art Technology Park
- Multi-tenant industrial-flex building on approximately 3 acres of land
- Tilt-wall construction
- Hurricane Impact Glass



**Butters Realty & Management**  
6820 Lyons Technology Circle #100  
Coconut Creek FL 33073 | [www.Butters.com](http://www.Butters.com)

**For more information contact:**

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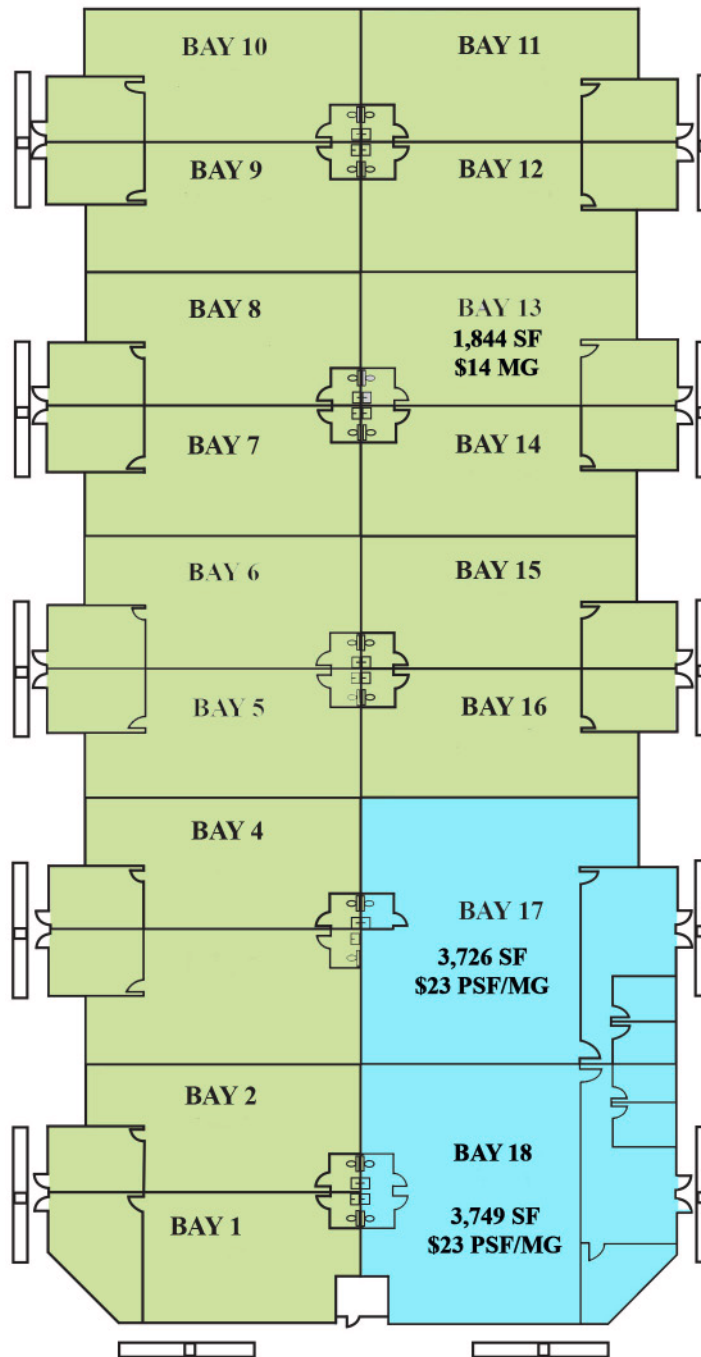
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**BUTTERS**

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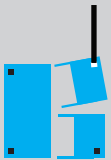
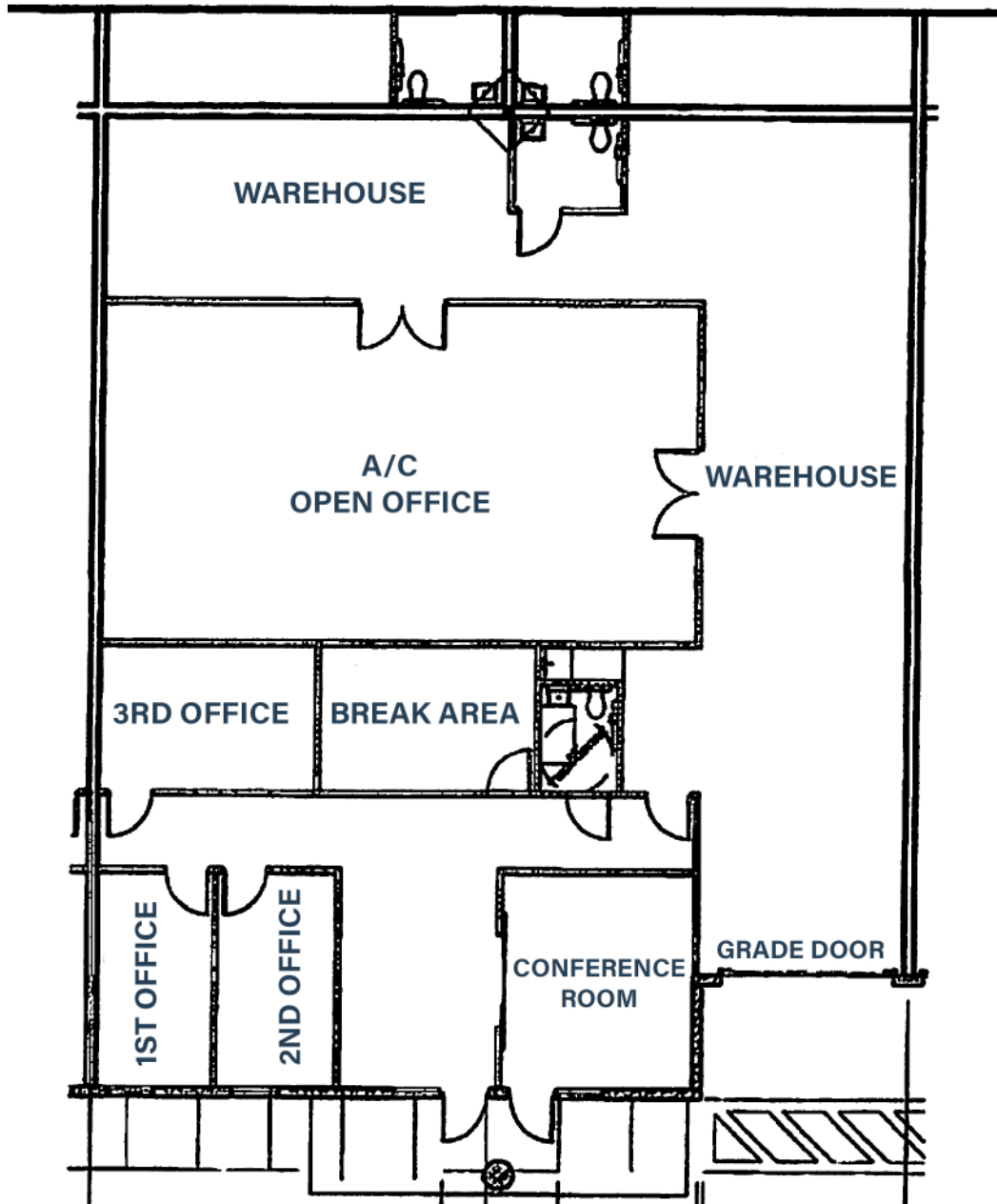
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BAY 17 @ 3,726 SF



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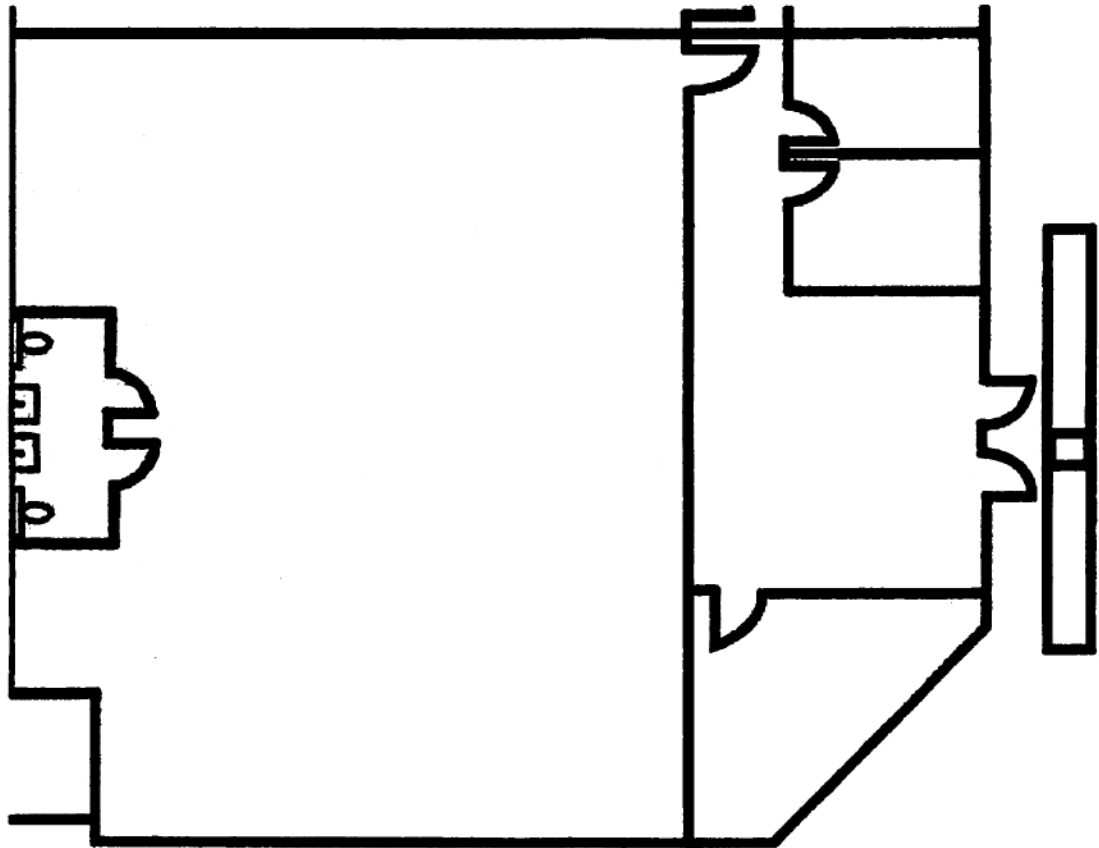
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