

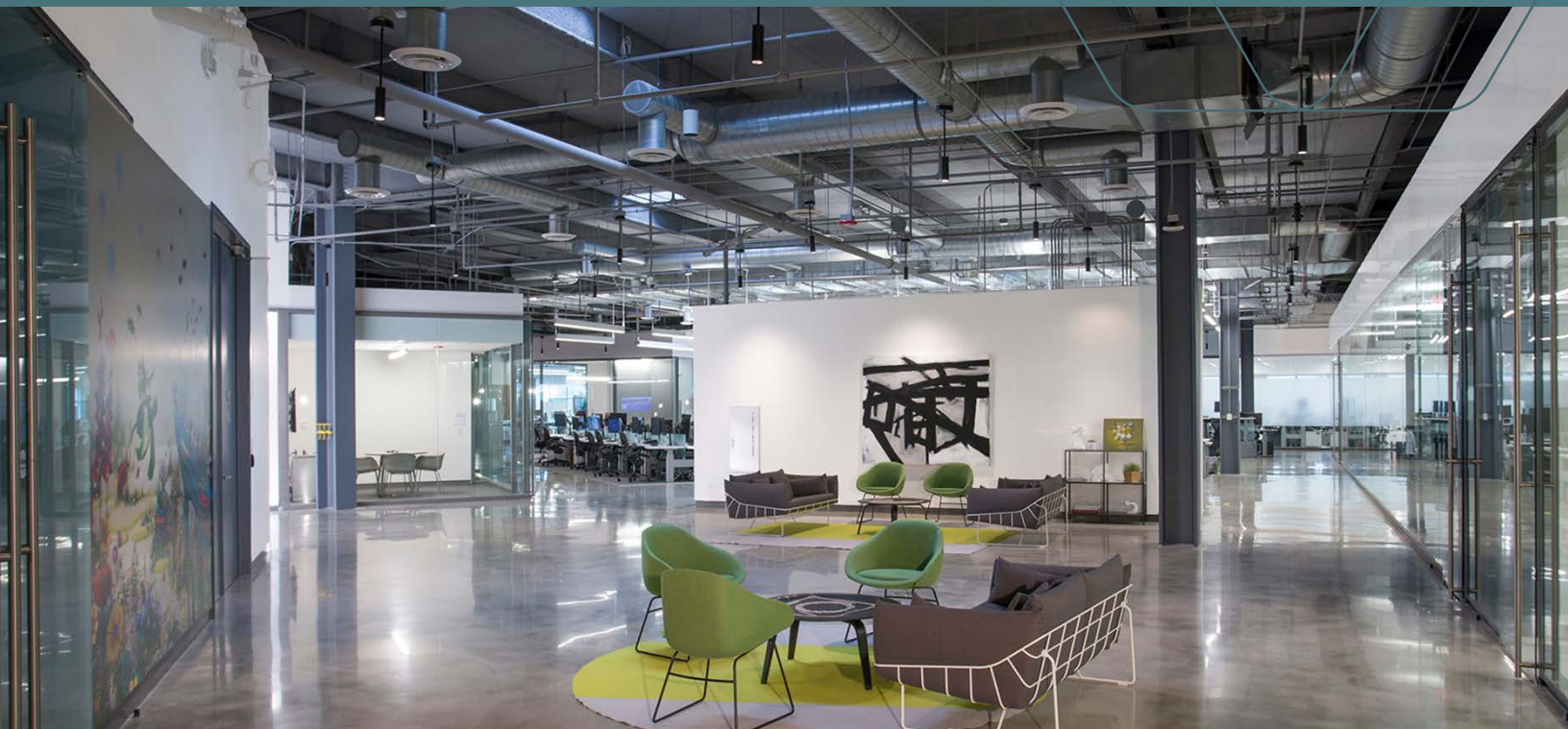
CBRE

For Lease

R&D

Industrial Corporate Headquarters ±130,000 - 260,000 SF

7500 W. Sunrise Blvd., Plantation, FL 33322



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INDUSTRIAL SPACE FOR LEASE

±130,000 - 260,000 SF



PROPERTY FEATURES

Key Features

- **Total Size:** ±130,000 – 260,000 SF
- **Office Area:** Up to ±130,000 SF
- **Warehouse Space:** Up to ±50,000 SF
- **Clear Heights:** 17' to 33' clear
- **Power Capacity:** Up to 19 megawatts
- **Loading:** 13 dock-high doors and 2 drive-in ramps
- **Parking:** Up to 900 spaces
- **Climate Control:** Fully climate-controlled throughout

Property Highlights

- **Turnkey corporate headquarters** with existing buildout suitable for advanced users
- Designed to support **high-tech manufacturing, life sciences, R&D, and clean room operations**
- Rare combination of **scale, power, and specialized improvements**
- Located within an established **Class A** business park environment

Space Breakdown

Warehouse Area (33' clear)	Up to ±50,000 SF
Lab/R&D/Clean Room Area	±30,000 - ±80,000 SF
Office SF	±60,000 SF - ±130,000 SF

1 FLOOR PLAN - GROUND FLOOR

14 13A 13 12 11 10 9 8 7S 7N 6 5 4 3 2

EXISTING EXGRESS STAIRWAY #2

17' ROOM

storage room

MECHANICAL ROOM

CREATIVE CG

INFORMAL

T2:17 DEMO ROOM

Swag Room

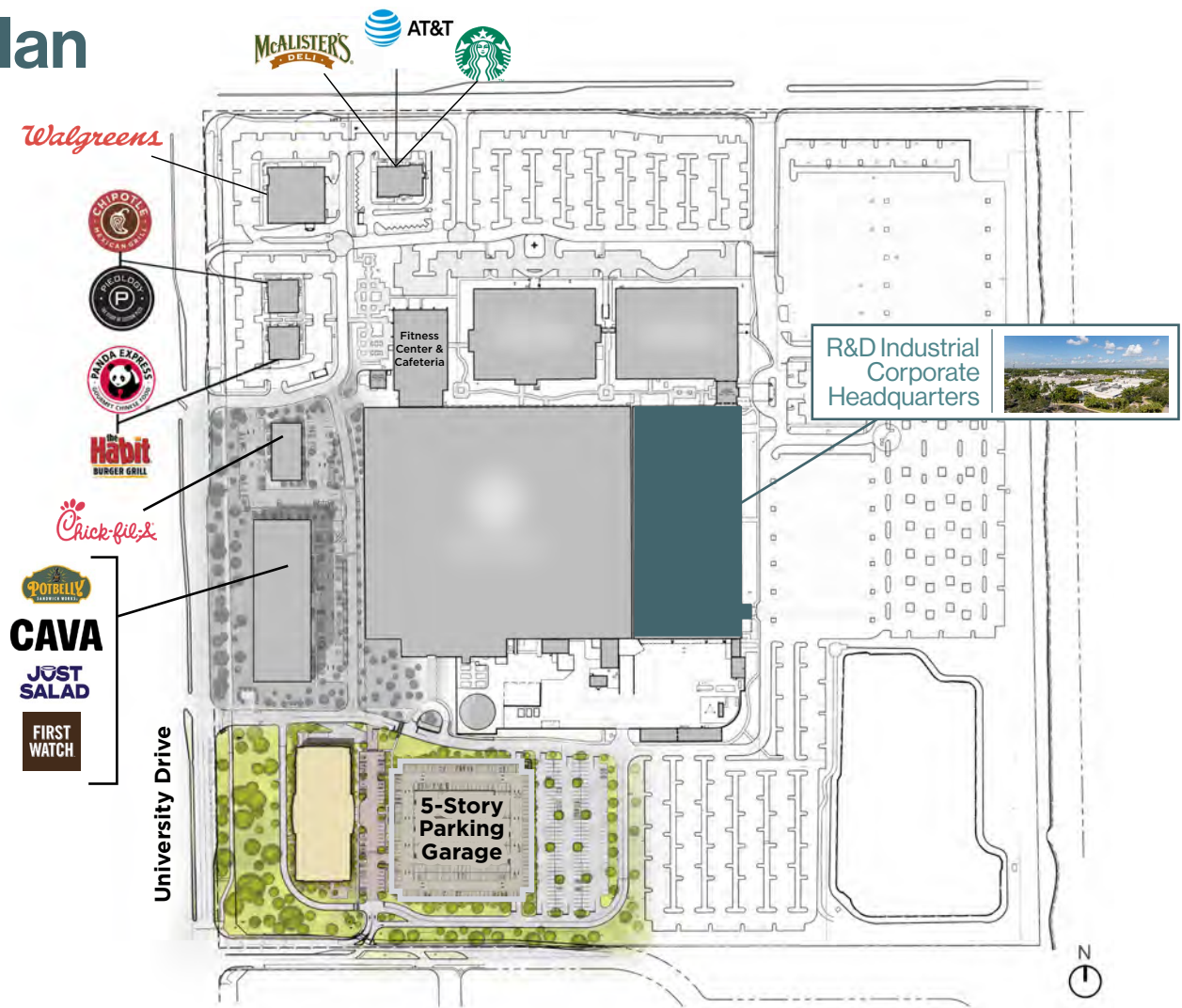
EXISTING EXGRESS STAIRWAY #1

EXISTING EXGRESS STAIRWAY #4

1A 1B 1C 1D 1E 1F 1G 1H 1I 1J 1K 1L 1M 1N

1 FLOOR PLAN - SECOND FLOOR

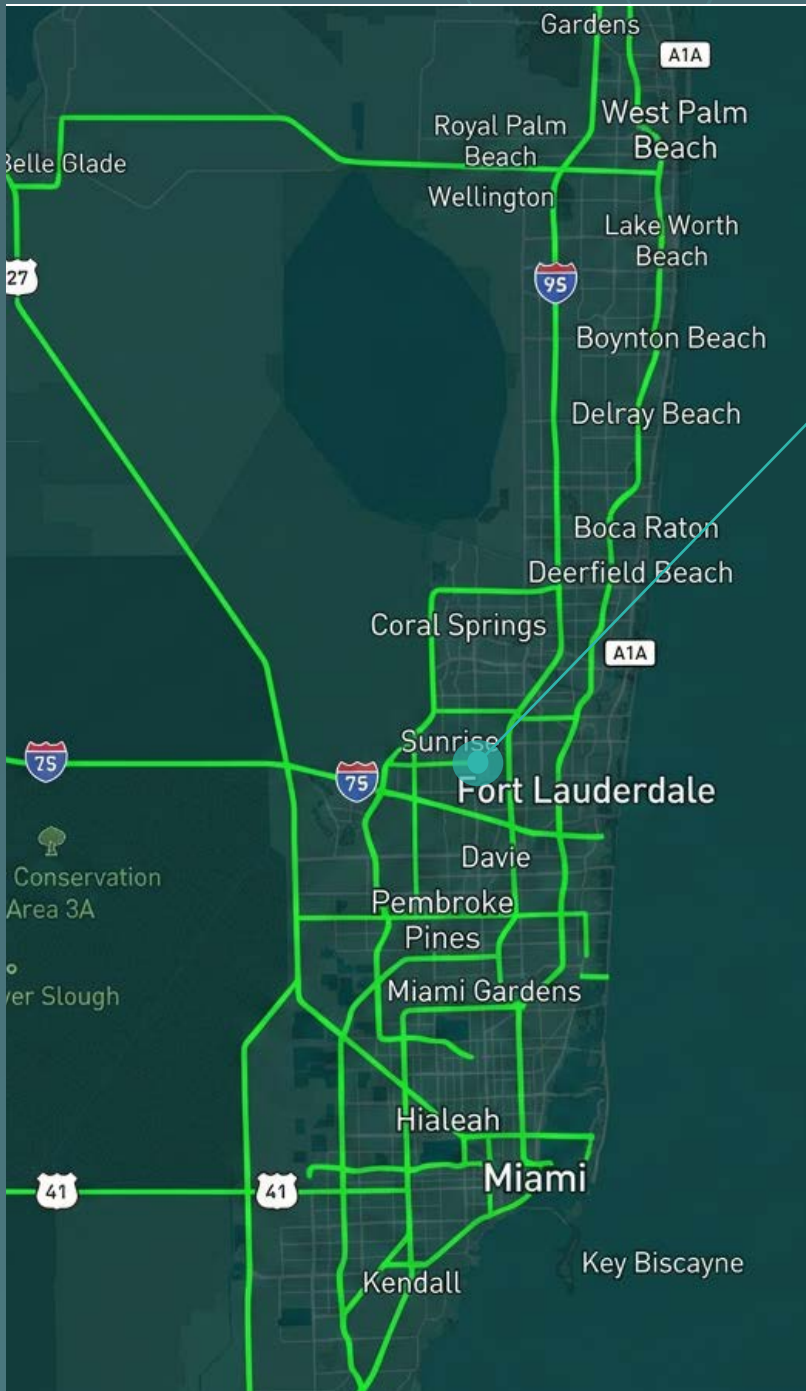
Site Plan



Campus with Amenities

Position your company in a premier, fully built-out **corporate headquarters** facility full of amenities designed to accommodate advanced R&D, light industrial, and office operations in one of South Florida's most strategic business locations.

This flexible property offers **±130,000 to 260,000 SF** of highly adaptable space, ideal for users requiring a blend of corporate office, laboratory, and industrial functionality.



Location

R&D Industrial
Corporate
Headquarters



Location Advantage

- Immediate access to Sunrise Blvd. and University Drive
- Excellent connectivity via I-95, I-595, Florida Turnpike, and I-75
- Central Broward County location providing efficient service to both Miami-Dade and Broward markets
- Situated near a deep and skilled labor pool
- Surrounded by retail, dining, and business amenities

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