

# Showroom Warehouse

1921 Pembroke Rd, Hollywood, FL 33020  
 1/4 Mile West of US1 on Pembroke

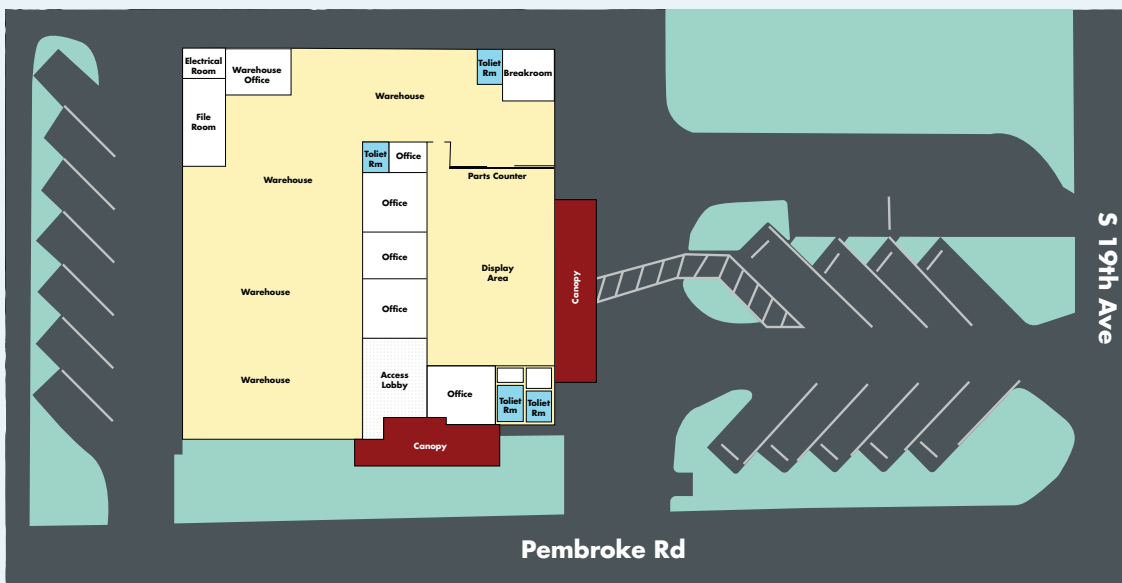


## Lease Rate:



\$35 modified gross psf

- Complete renovation
- Zoned for industrial use
- Clean, modernized.
- Ground level loading docks
- Building size = 8,651 sqf
- Power = 400Amp / 3 Phase / 208 - 240V
- Overhead doors = (2) 12ft. / (1) 10 ft.
- Office ceiling height = 10 ft.
- Warehouse ceiling height = mixed 12 ft and 15 ft.



For More Info Contact: Timothy Neal // Neal Realty & Investments // (954) 568-0530 // Tim@NealRealty.net or DK // (954) 568-0530

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