

OWNER/USER FREESTANDING INDUSTRIAL



4001 NW 124TH AVE
CORAL SPRINGS, FL 33065

EXCLUSIVELY LISTED BY:

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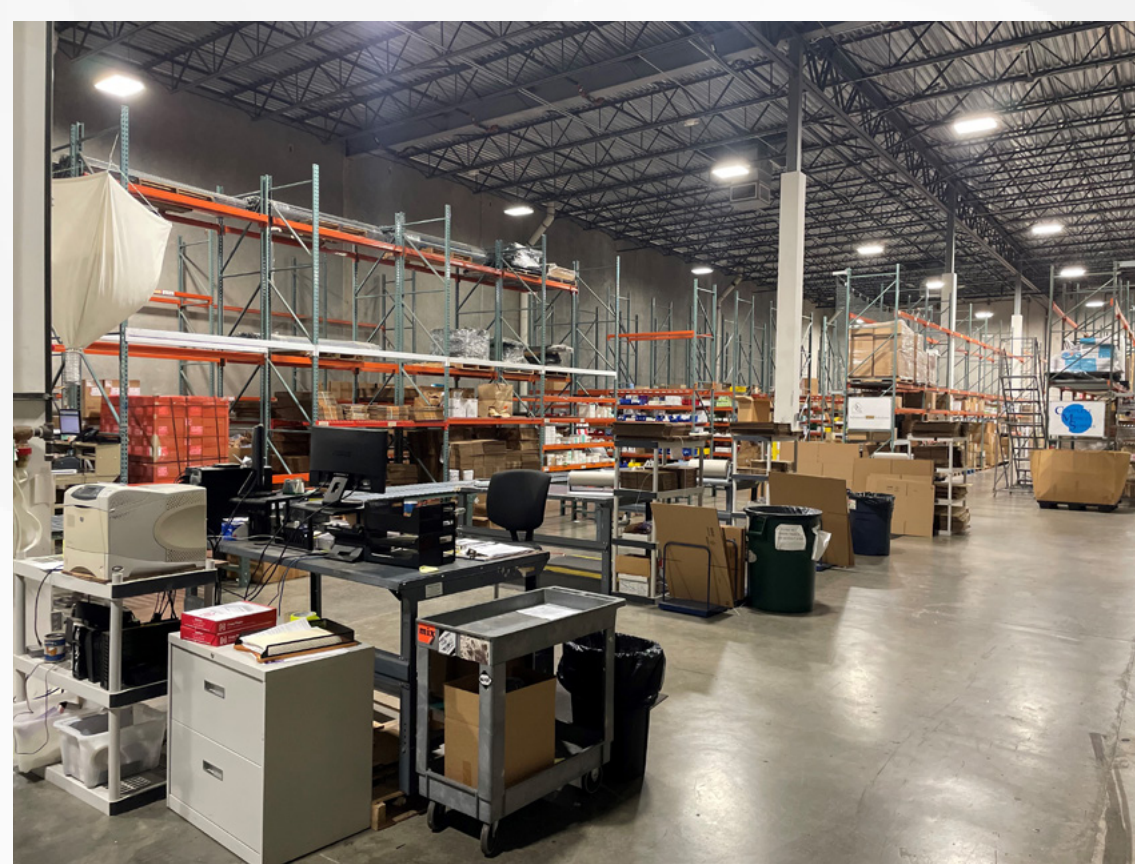
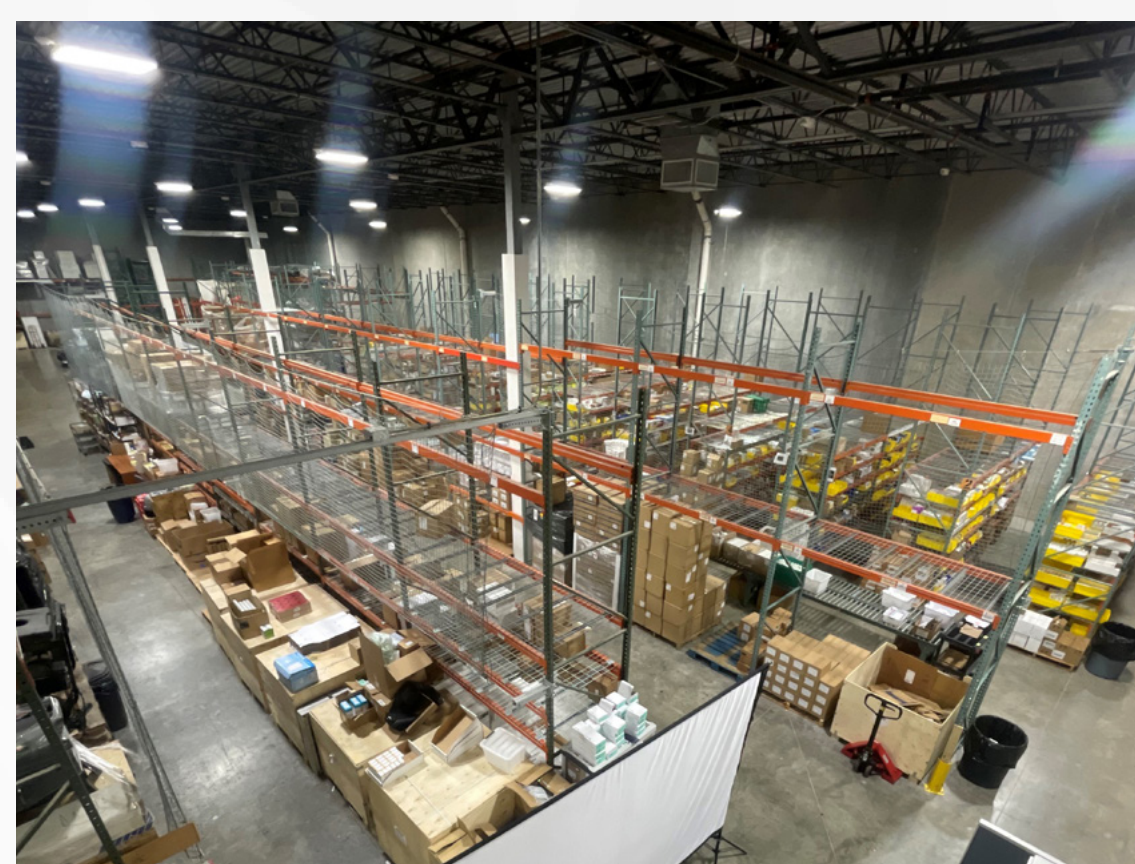
BROKER OF RECORD

Kyle Matthews

License No. CQ1066435 (FL)







INVESTMENT HIGHLIGHTS

- This building is a fully air-conditioned office/warehouse fit for a wide variety of uses. Flexible IRD zoning (Coral Springs) promotes research, development, and manufacturing. Uses include aviation technology, electronics systems and equipment, medical equipment and supplies, technology manufacturing, artificial intelligence, warehouse and storage, and many more.
- With 24' clear heights, a full sprinkler system, HVAC, dedicated parking, and dock/grade loading, this building is of the most functional in Broward County. This allows a business to perform a number of operations without having to build from the ground up.
- Situated minutes from the Sawgrass Expressway in the Corporate Park of Coral Springs, any business can connect with the tri-county area quickly. Numerous distribution facilities have been constructed in the Corporate Park proving that both investors and businesses find this to be a favorable location.
- With 2005 construction, concrete tilt wall construction, sprinklers, and hurricane impact windows, this building is not only functional, but sturdy. Any company housing equipment, machinery, or materials will feel comfortable here.



INVESTMENT SUMMARY



CONTACT BROKER

PRICE



±65,777 SF

LOT SIZE



±24,258

SQUARE FEET

BUILDING SPECS

Address	4001 NW 124th Ave, Coral Springs, FL 33064
Total SF	±24,258 SF
Office SF (2-Story)	±8,820 SF
Warehouse SF	±15,438 SF
Acreage	±1.51 AC
Year Built	2005
Construction	Tilt Wall
HVAC	Office & Warehouse
Sprinkler System	Yes
Loading	Dock & Grade Level
Clear Height	24'
Zoning	IRD Zoning City of Coral Springs



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WILES RD ± 25,500 VPD

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Emser Tile

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SUBJECT PROPERTY

GREEN THUMB
LANDSCAPING

ABB
Optical Group

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WINDOWS & DOORS

Snyder
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GenServe

Marc Refrigeration
MANUFACTURERS OF COMMERCIAL REFRIGERATOR

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ABC
Roofing Corp.

CTS
ENGINES
FOREVER FORWARD

RASG

ExtraSpace Storage

Frameless
SHOWER DOORS

W SAMPLE RD ± 34,500 VPD

U-HAUL

Flora
FROM ITALY TO YOUR TABLE

Public Storage

FLOOR DECOR

AREA OVERVIEW

CORAL SPRINGS, FL

Coral Springs, Florida, is a vibrant city in South Florida known for its family-friendly atmosphere, scenic parks, and high quality of life. With year-round sunshine, it offers abundant recreational activities, including golf, tennis, and hiking at parks like the Coral Springs Sportsplex and Betti Stradling Park. The city fosters a strong arts and culture scene, featuring the Coral Springs Center for the Arts and various community events. Popular among families and young professionals, Coral Springs boasts top-rated schools, well-maintained neighborhoods, and a thriving economy driven by healthcare, retail, education, and professional services. Major employers include Broward Health and Coral Springs Medical Center, with real estate flourishing due to steady population growth. The city also supports entrepreneurship with programs through Broward College and a growing network of local businesses, ensuring a balanced economy attractive for both residents and investors.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2020 Census	10,778	82,940	202,533
2024 Estimate	9,605	74,869	189,757
2029 Projection	9,372	73,256	187,147
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Census	3,263	27,831	72,955
2024 Estimate	2,815	24,395	67,022
2029 Projection	2,728	23,715	65,830
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$103,292	\$116,285	\$109,768



AREA OVERVIEW

FORT LAUDERDALE, FL

With a city population of over 180,000 residents, Fort Lauderdale is the largest city in Broward County and the 10th largest city in the state of Florida. With its diverse workforce, strategic global location, and favorable tax climate, Fort Lauderdale is where businesses and professionals come to grow. It has several modes of transportation for the benefit of businesses and tourists such as the Fort Lauderdale-Hollywood International Airport, the Fort Lauderdale Executive Airport, and Port Everglades.

Known as the Yachting Capital of the World, Fort Lauderdale is one of Florida's most popular tourist destinations as it offers a variety of shopping and dining experiences, sunny beaches, historical and ecological attractions, fun sporting events, and annual festivals. Fort Lauderdale is home to the main campus of Nova Southeastern University, the biggest employer in the city and the largest private research university in the state. With its vast amenities, Fort Lauderdale is the perfect place for families, professionals, and businesses alike.

ECONOMY

Situated at the center of the 7th largest MSA in the United States, the Greater Fort Lauderdale area has a strong and diverse economy as it has access to highly-skilled workers, major international markets, world-class educational opportunities, and a business-friendly government. Its economy is supported by technology, aviation & aerospace, marine industries, life sciences, manufacturing, global logistics, and tourism. The area is home to nearly 200 regional, national, and international headquarters, making it a global business center. These businesses have access to two foreign trade zones, three international airports, three deep-water seaports, and seven general aviation airports.



FORT LAUDERDALE TOURISM



GALLERIA FORT LAUDERDALE

Galleria Fort Lauderdale is a world-class shopping center as it features over 120 fabulous stores and sophisticated restaurants. It is anchored by Macy's and Dillard's and features other national retailers such as Apple, Williams-Sonoma, and Free People. Popular dining destinations at the Galleria include The Capital Grille, Seasons 52, and Coopers Hawk Restaurant and Winery.

LAS OLAS BOULEVARD

Las Olas Boulevard is a shopper's paradise as it is home to local fashion boutiques, art galleries, restaurants that serve a variety of cuisines, and many more. Las Olas Boulevard stretches from the beach at A1A and is beautifully lined with palm trees and has magnificent views of million-dollar homes and spectacular yachts.

BEACHES

Fort Lauderdale has miles and miles of breathtaking beaches including Lauderdale-By-The-Sea, Las Olas Beach, and Fort Lauderdale Beach. The Greater Area of Fort Lauderdale features several other beaches that are less than 20 miles from the city including Deerfield Beach, Hillsboro Beach, Pompano Beach, Dania Beach, Hollywood Beach, and Hallandale Beach. The city of Miami, the second-largest city in Florida, and Miami Beach are also just an hour away from the city.



FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT (FLL)

With a city population of over 180,000 residents, Fort Lauderdale is the largest city in Broward County and the 10th largest city in the state of Florida. With its diverse workforce, strategic global location, and favorable tax climate, Fort Lauderdale is where businesses and professionals come to grow. It has several modes of transportation for the benefit of businesses and tourists such as the Fort Lauderdale-Hollywood International Airport, the Fort Lauderdale Executive Airport, and Port Everglades.

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CONFIDENTIALITY AND AGREEMENT STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4001 NW 124th Ave, Coral Springs, FL 33065** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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REAL ESTATE INVESTMENT SERVICES