

FOR SALE INDUSTRIAL VACANT LOT/WAREHOUSE



87,199 SF SAWGRASS EXPRESSWAY FRONTAGE 10900 NW 52 Street, Sunrise FL 33351

This prime vacant lot with I-1 zoning presents a remarkable opportunity in the City of Sunrise. Its strategic location in the western area of the City, with close proximity to the Sawgrass Expressway makes it an ideal location for businesses seeking to establish a prominent presence in this thriving commercial corridor.



Monica Cataluña-Shand, CCIM

Owner/Broker

954-812-1831

monica@koresrealty.com



OFFERING SUMMARY

Sale Price:	\$3,800,000
Lot Size:	87,199 SF
Zoning:	I-1
Total Building Area:	26,100 SF
Dock-Hi Doors:	3
Clear Height:	30'
Parking Spaces:	40
Power:	3-Phase
VPD:	99,129

PROPERTY OVERVIEW

This vacant land parcel is located just minutes away from some of Broward County's most popular attractions including: the popular tourist shopping attraction Sawgrass Mills Mall, the Amerant Arena event & convention center. Easy highway access and only 20 minutes from Fort Lauderdale International Airport and Port Everglades.



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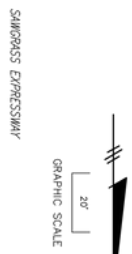
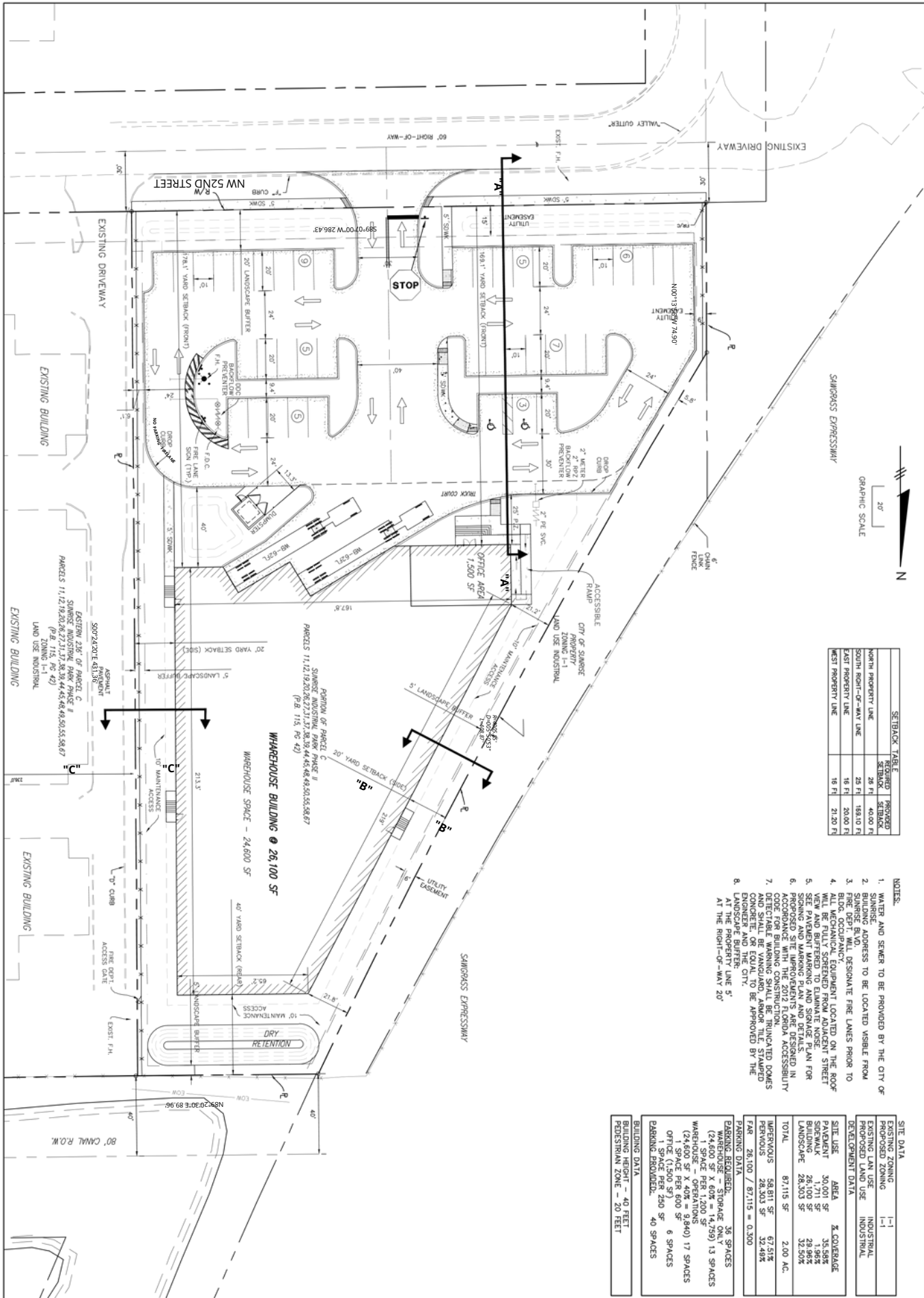
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SAWGRASS EXPRESSWAY FRONTAGE



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SETBACK TABLE

PROPOSED SETBACK	PROPOSED SETBACK	PROPOSED SETBACK
NORTH PROPERTY LINE	20 FT	40.00 FT
SOUTH RIGHT-OF-WAY LINE	25 FT	168.10 FT
EAST PROPERTY LINE	16 FT	200.00 FT
WEST PROPERTY LINE	16 FT	21.20 FT

- NOTES:**
1. WATER AND SEWER TO BE PROVIDED BY THE CITY OF SUNRISE.
 2. BUILDING ADDRESS TO BE LOCATED VISIBLE FROM SUNRISE BLVD.
 3. ALL MECHANICAL EQUIPMENT TO BE LOCATED VISIBLE FROM ADJACENT STREET.
 4. ALL MECHANICAL EQUIPMENT LOCATED ON THE ROOF WILL BE FULLY SCREENED FROM ADJACENT STREET.
 5. SEE PAVEMENT MARKING AND SIGNAGE PLAN FOR SIGNING AND MARKING PLAN AND DETAILS.
 6. PROPOSED SITE IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF SUNRISE'S DESIGN RESPONSIBILITY CODE FOR BUILDING CONSTRUCTION.
 7. DEFLECTABLE WARNING SHALL BE TRIANGULATED DOMES CONCRETE OR EQUAL TO BE APPROVED BY THE ENGINEER AND THE CITY.
 8. LANDSCAPE BUFFER: LINE 5' AT THE RIGHT-OF-WAY 20'

SITE DATA

EXISTING ZONING	PROPOSED ZONING
INDUSTRIAL	I-1
INDUSTRIAL	INDUSTRIAL

DEVELOPMENT DATA

AREA	% COVERAGE
PAVEMENT	35.58%
LANDSCAPE	28.98%
BUILDING	32.50%
TOTAL	2.00 AC.
IMPERVIOUS	58.81%
PERVIOUS	37.51%
FAR	26.530 SF
FAR	28,100 / 87,115 = 0.300

PARKING DATA

WAREHOUSE BUILDING	16 SPACES
(24,600 SF X 60% = 14,759)	13 SPACES
1 SPACE PER 1,200 SF	
WAREHOUSE STORAGE ONLY	
(24,600 SF X 40% = 9,840)	17 SPACES
1 SPACE PER 600 SF	
OFFICE (1,500 SF)	6 SPACES
1 SPACE PER 250 SF	
BARBER CASHEMERE	40 SPACES

BUILDING DATA

BUILDING HEIGHT	40 FEET
FEDERSTRAN ZONE	20 FEET

DATE:	MARCH 2022
SCALE:	AS SHOWN
PROJECT NO:	122-566-10
DRAWN BY:	NAME DATE
CHECKED BY:	NAME DATE
DESIGNED BY:	NAME DATE
DATE:	DATE

GESMAC WAREHOUSE
SUNRISE INDUSTRIAL PARK PHASE II
CITY OF SUNRISE, FLORIDA

JOSEPH ROLES AND ASSOC., INC.
CONSULTING ENGINEERS
 7501 N.W. 4th STREET, SUITE 101
 PLANTATION, FLORIDA 33317
 PHONE: (954) 388-1945
 CERTIFICATE OF AUTHORIZATION NO. 3948

REVISIONS	NO.	DATE	BY

10900 NW 52nd St, Sunrise, FL 33351



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Trusted Commercial Real Estate Services for Over 25 Years

CONTACT INFORMATION:



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