



For Sale

Asking Price:

\$1,700,000

4,235 SF Flex Condo

Flex Condo Space in Sunrise, FL Broward Lakes Business Park



Lt Industrial
Multi-tenant flex
business park



Unparalleled access
to all South Florida
via I-75



Efficient
Layout

Accelerating success.

For Sale

1067 Shotgun Rd

Sunrise, FL 33326



Numbers at a Glance

4,235^{sf}

Building size

LT Industrial

Zoning

14'

Clear height

80%

Office space

20%

Industrial area

ONE Ground Level Door

Loading

1.7/1,000

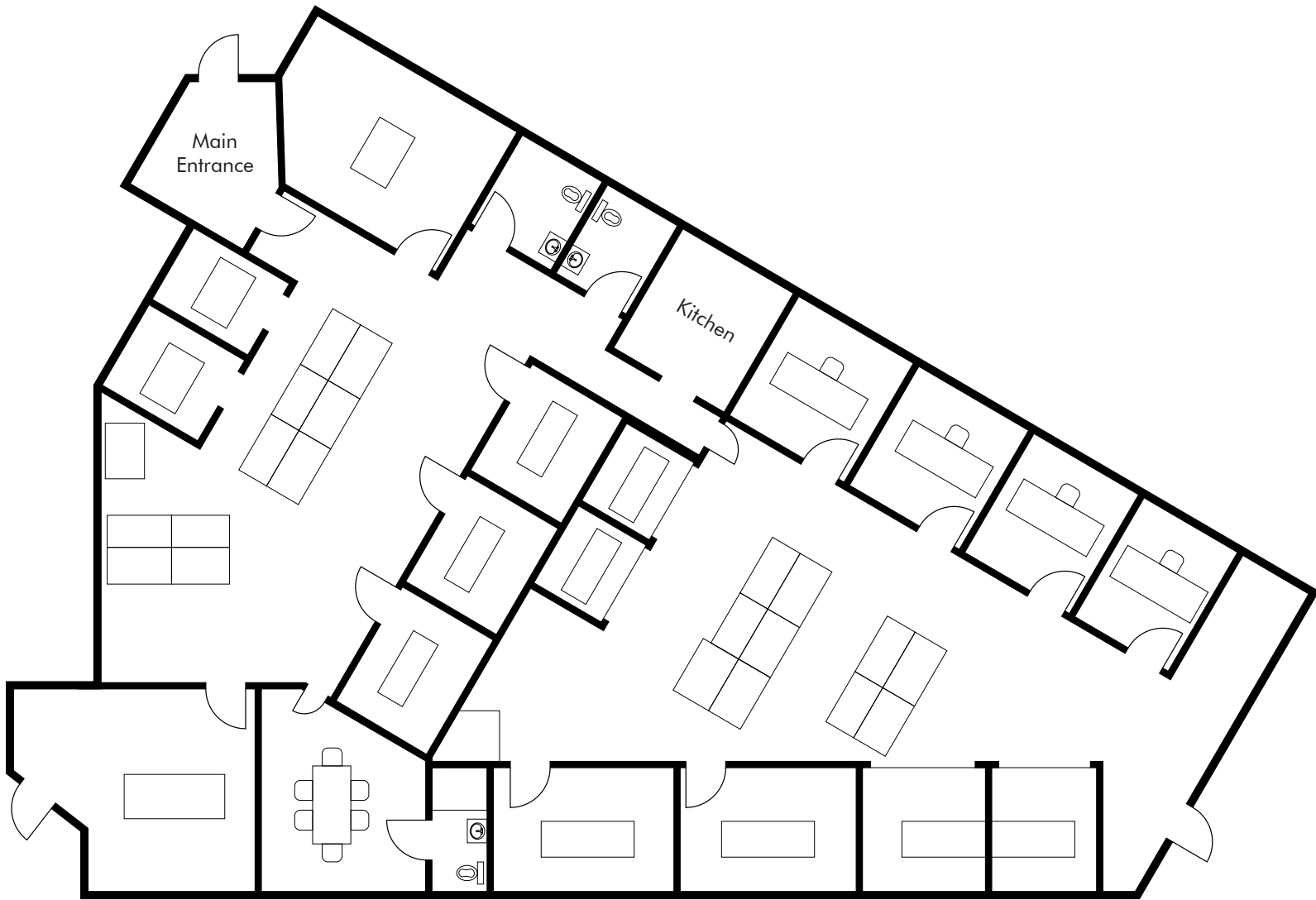
Parking ratio

Q4 2024

Possession

1067 Shotgun Rd. | For Sale

Floor Plan



1067 Shotgun Rd. | For Sale

Property Gallery

Conference Room



14' Clear Height



Office Area



Office Area



Kitchen



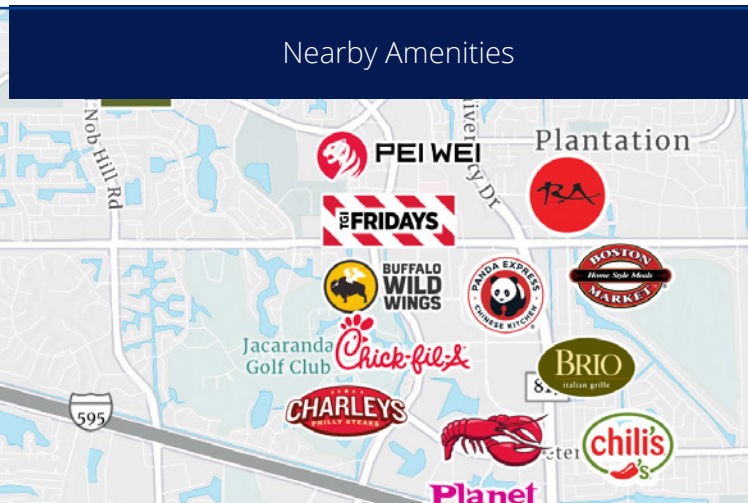
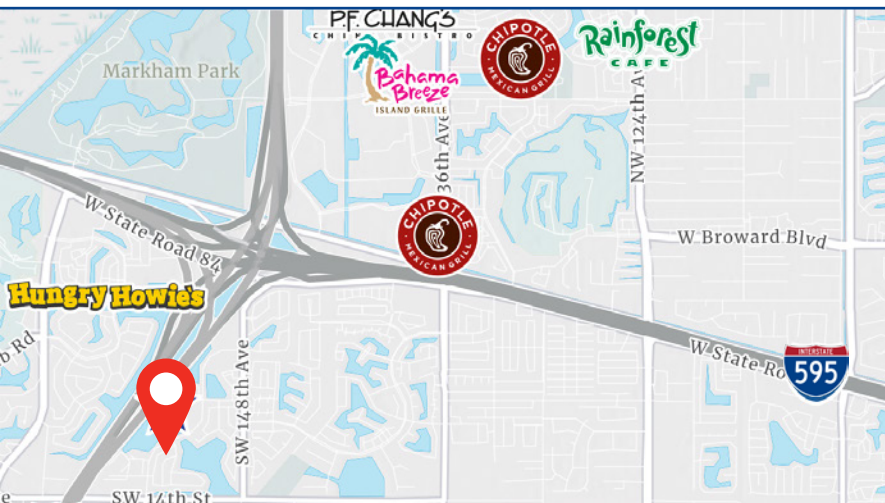
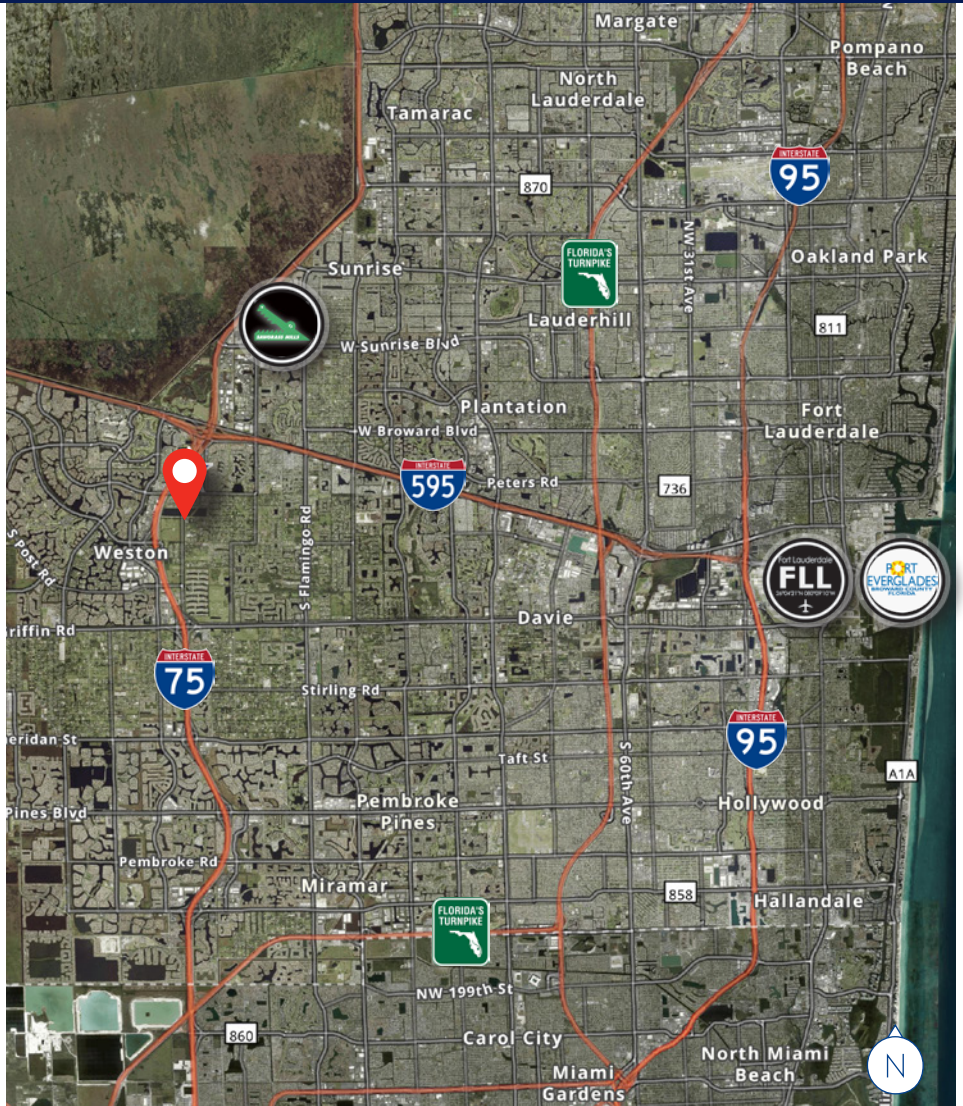
Location & Access

Key Driving Distances

Fort Lauderdale	19 Mins
Hollywood Airport	15.0 miles
Port Everglades	21 Mins
	15.4 miles
Miami International Airport	43 Mins
	31 miles
Port Miami	45 Mins
	33 miles
I-75	3 Mins
	1 miles
I-595	5 Mins
	1.5 miles
Sawgrass Expwy	13 Mins
	6.4 miles
I-95	19 Mins
	15.0 miles

Area Highlights

- Easily accessible from I-75, I-595, and Florida's Turnpike to all points in South Florida
- Centrally Located for Distribution
- Abundance of options for dining, hospitality/hotels, and entertainment nearby



Nearby Amenities



Contact

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