



## FOR LEASE

# Sunrise Commerce Center

## 4701 NW 103rd Avenue, Sunrise, Florida

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Discover unmatched industrial excellence in this free-standing facility located in Sunrise. Perfectly situated just south of Commercial Blvd., with excellent access to the Sawgrass Expressway, Florida's Turnpike, and I-95.

This state-of-the-art facility is 100% air-conditioned, offers above industrial standards parking abilities, and finished to Class-A standards, featuring 32' clear height and heavy three-phase power to support modern industrial and flex operations.

### Building Highlights

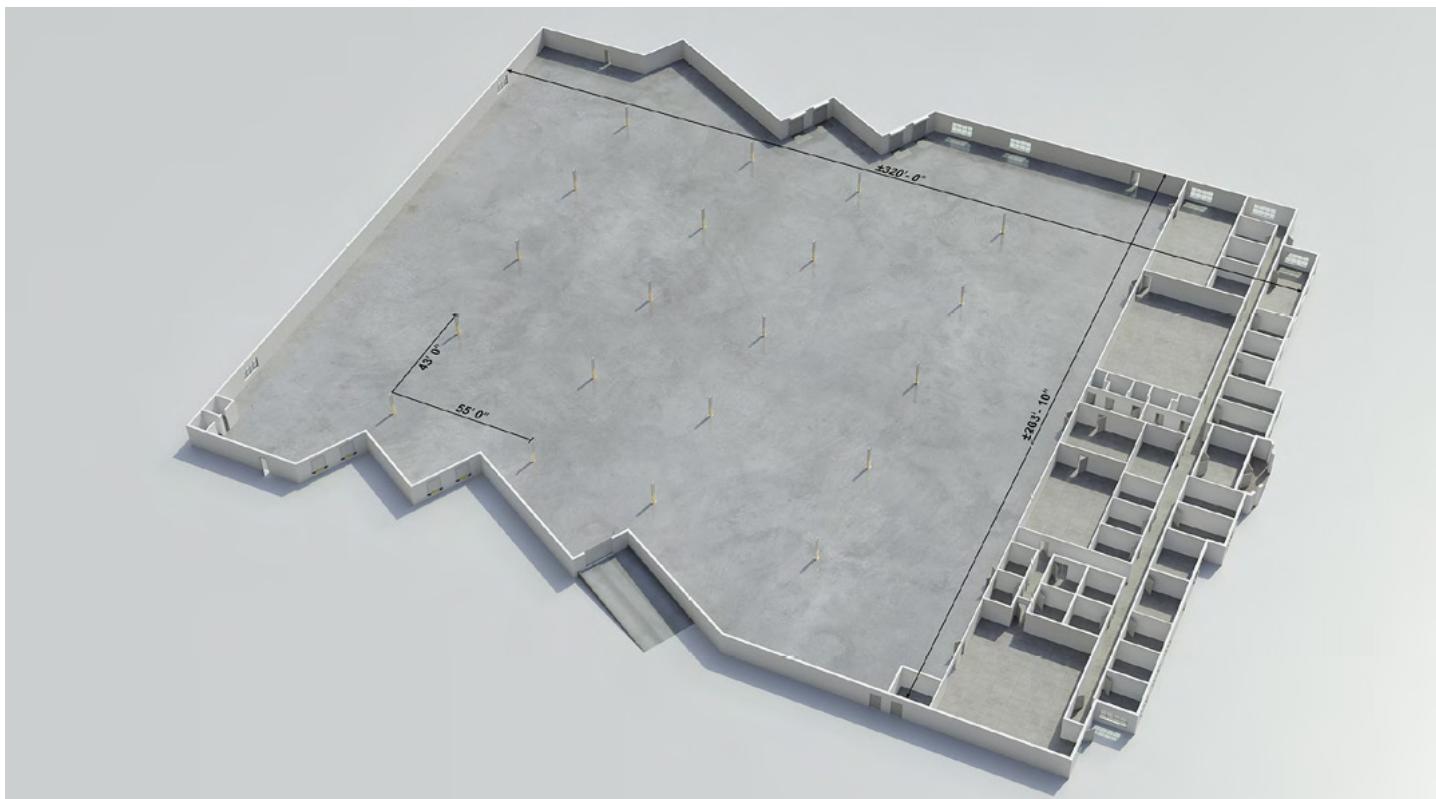
- ±77,600 Total SF Available
- ±12,600 SF Office Space
- 32' Clear Height
- 8 Dock-high Doors with Pit Levelers
- 1 Over-sized Grade Level Door with Ramp
- ESFR Sprinkler System
- 100% A/C Warehouse
- Parking Ratio: 1.2/1,000 SF
- LED Motion Sensor Lighting

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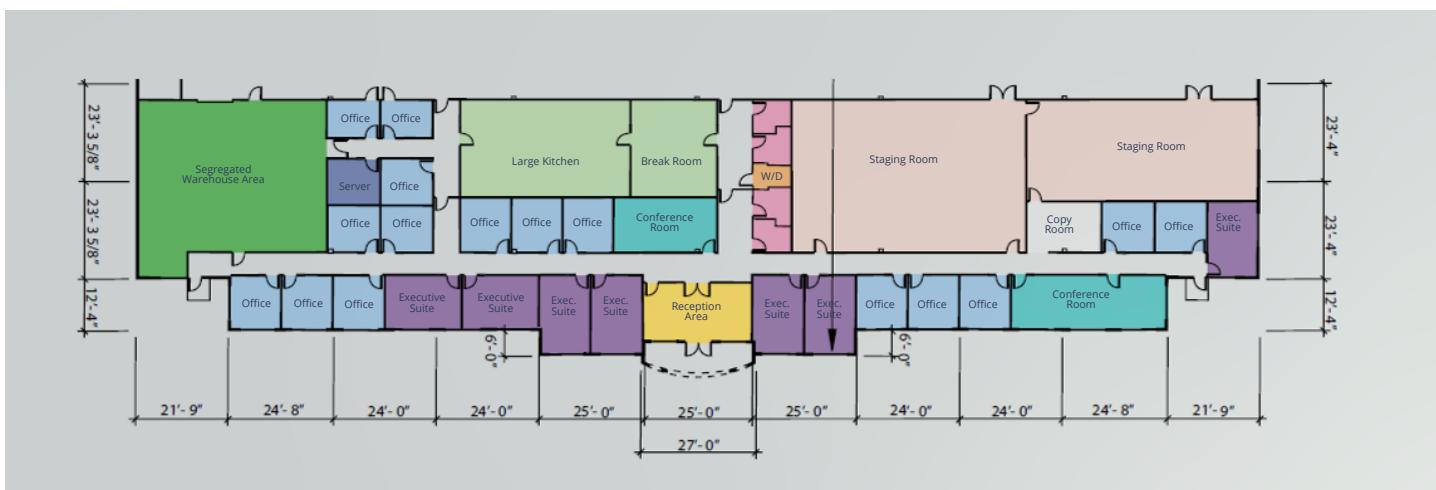
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## SPACE PLAN



## OFFICE PLAN



## OFFICE BREAKDOWN

- Sixteen (16) private offices
- Seven (7) executive suites
- Two (2) conference rooms
- Server room
- Copy room
- Reception/Containment area
- Washer / dryer room
- Segregated warehouse area
- Large kitchen & break room area
- Four (4) restrooms
- Two (2) staging rooms

## BUILDING SITE PLAN



## RACKING PLAN



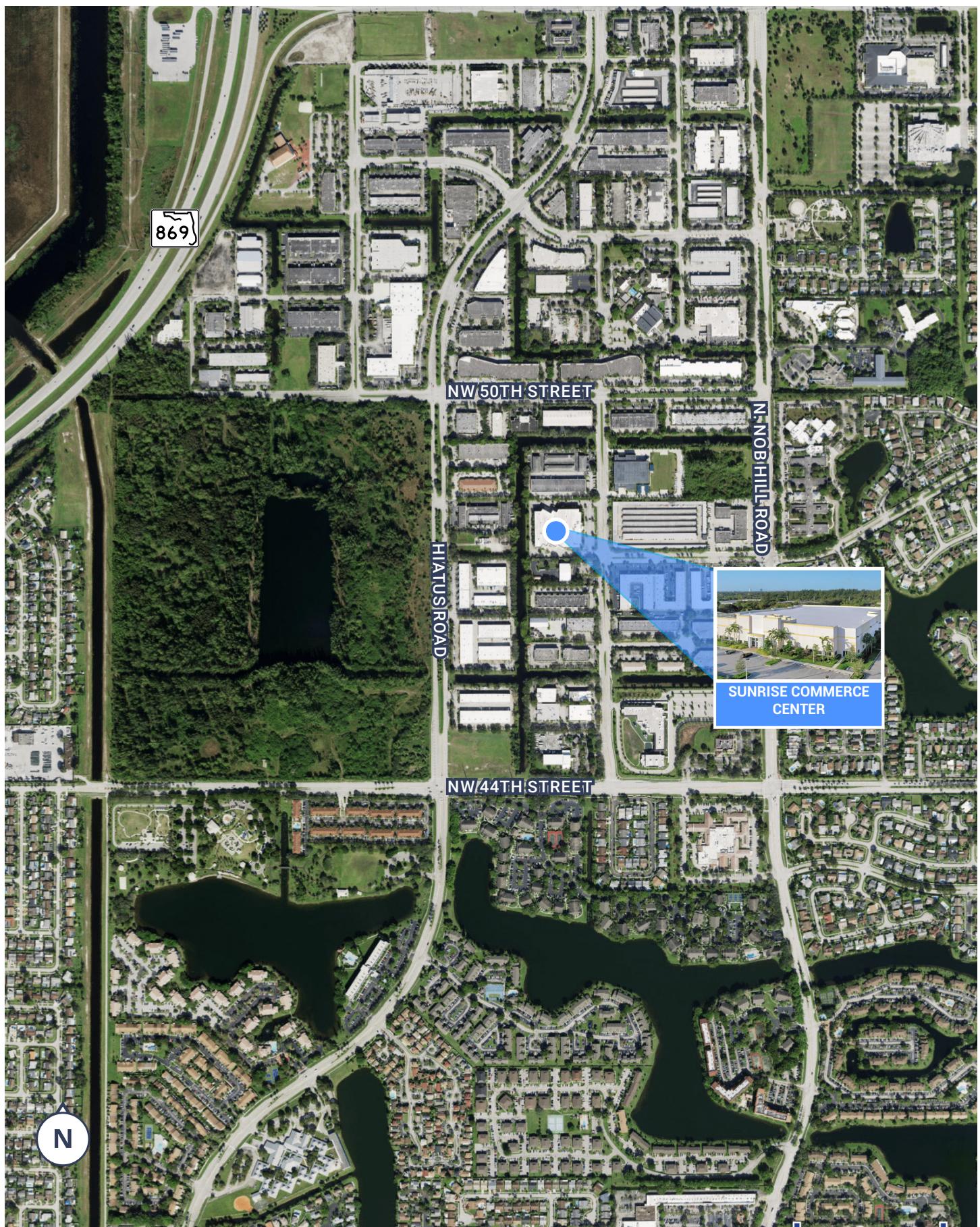
## RACKING LAYOUT



## WAREHOUSE CONFIGURATION



## LOCATION OVERVIEW



# SUNRISE COMMERCE CENTER



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