



901 - 905 Shotgun Road // Sunrise, FL

10,790 SF  
Light Industrial  
For Sale

# PROPERTY HIGHLIGHTS

- › 8,163 SF Warehouse with a restroom
- › 2,159 SF office area that includes 3 restrooms and a kitchen/breakroom
- › Minutes away from I-595, I-75, and the Sawgrass Expressway
- › Fully air-conditioned warehouse
- › Easy access to Ft. Lauderdale Airport and Port Everglades



\$

\$3,668,600



19'  
Clear Height



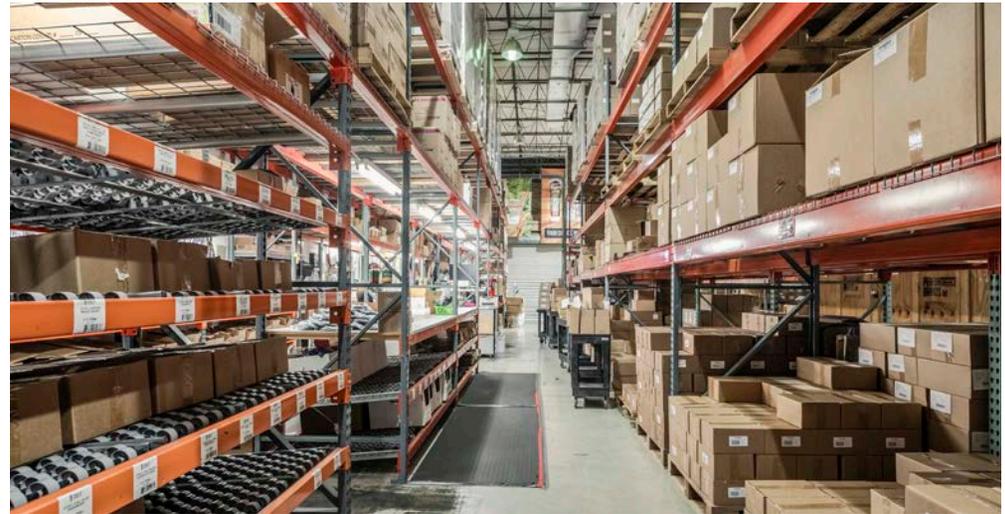
4 Dock Doors for  
efficient loading  
and unloading



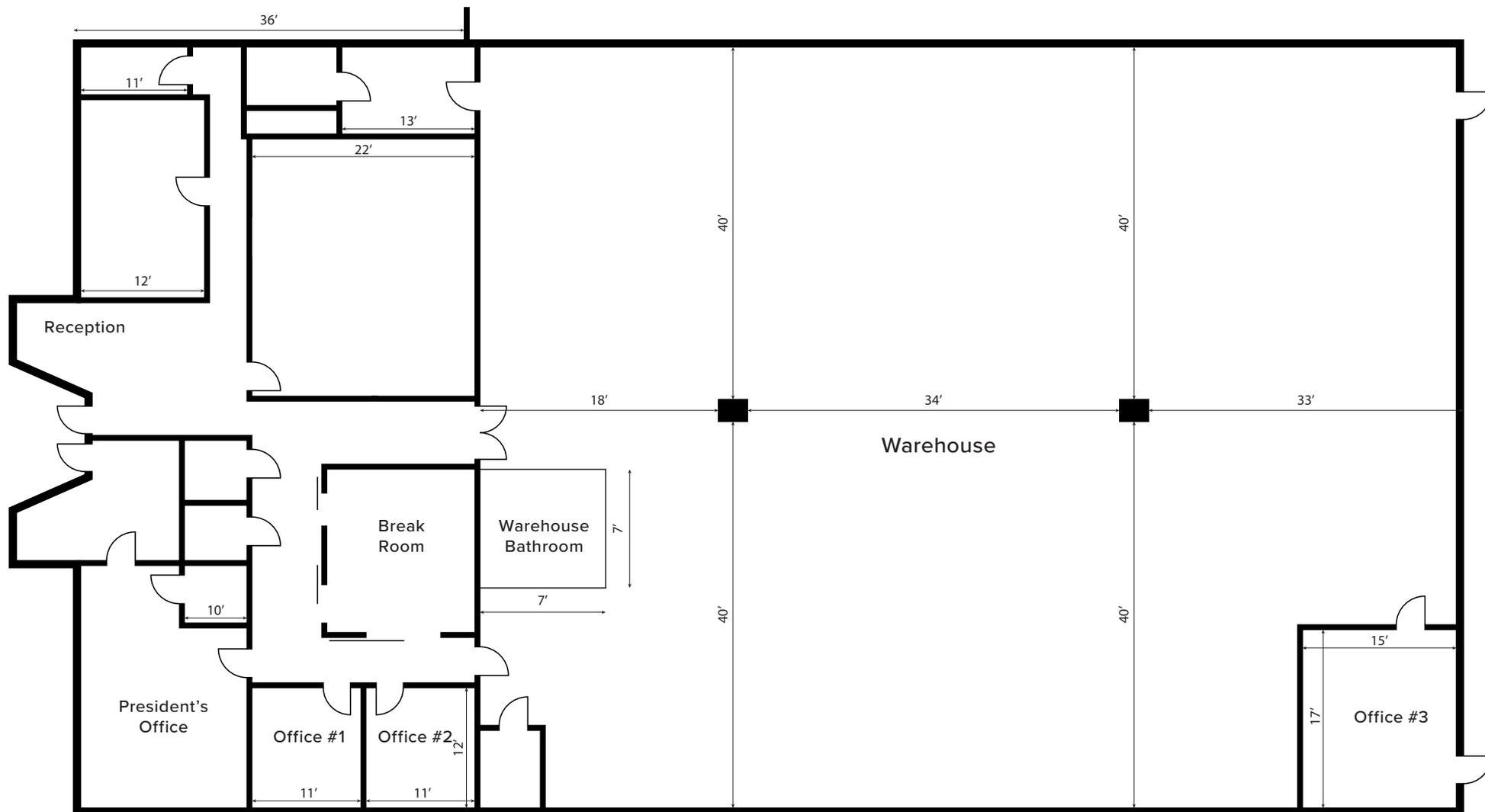
Easy  
Ingress/Egress



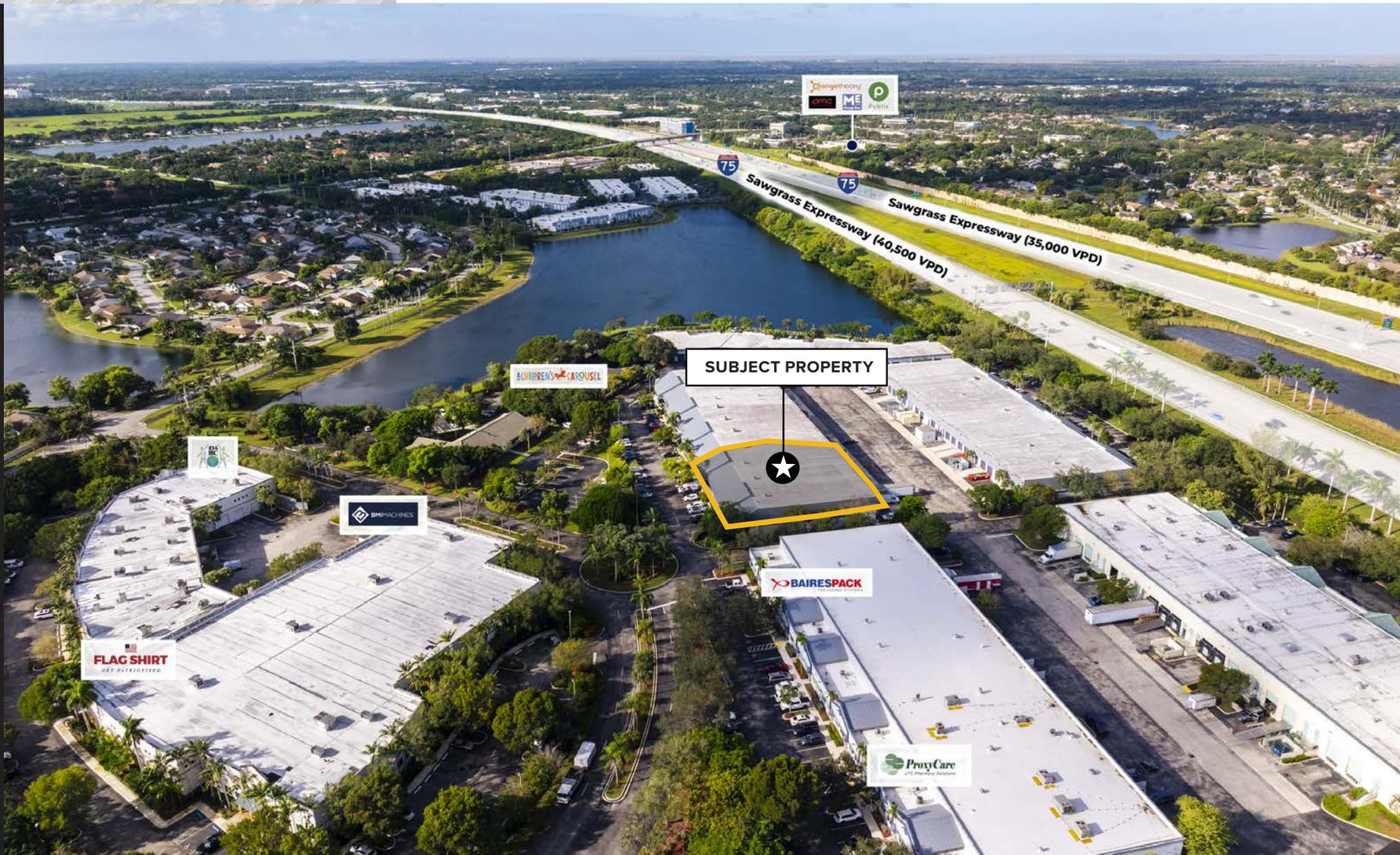
Freeway  
Visibility



# FLOOR PLAN



# NORTHWEST AERIAL



# SOUTHEAST AERIAL



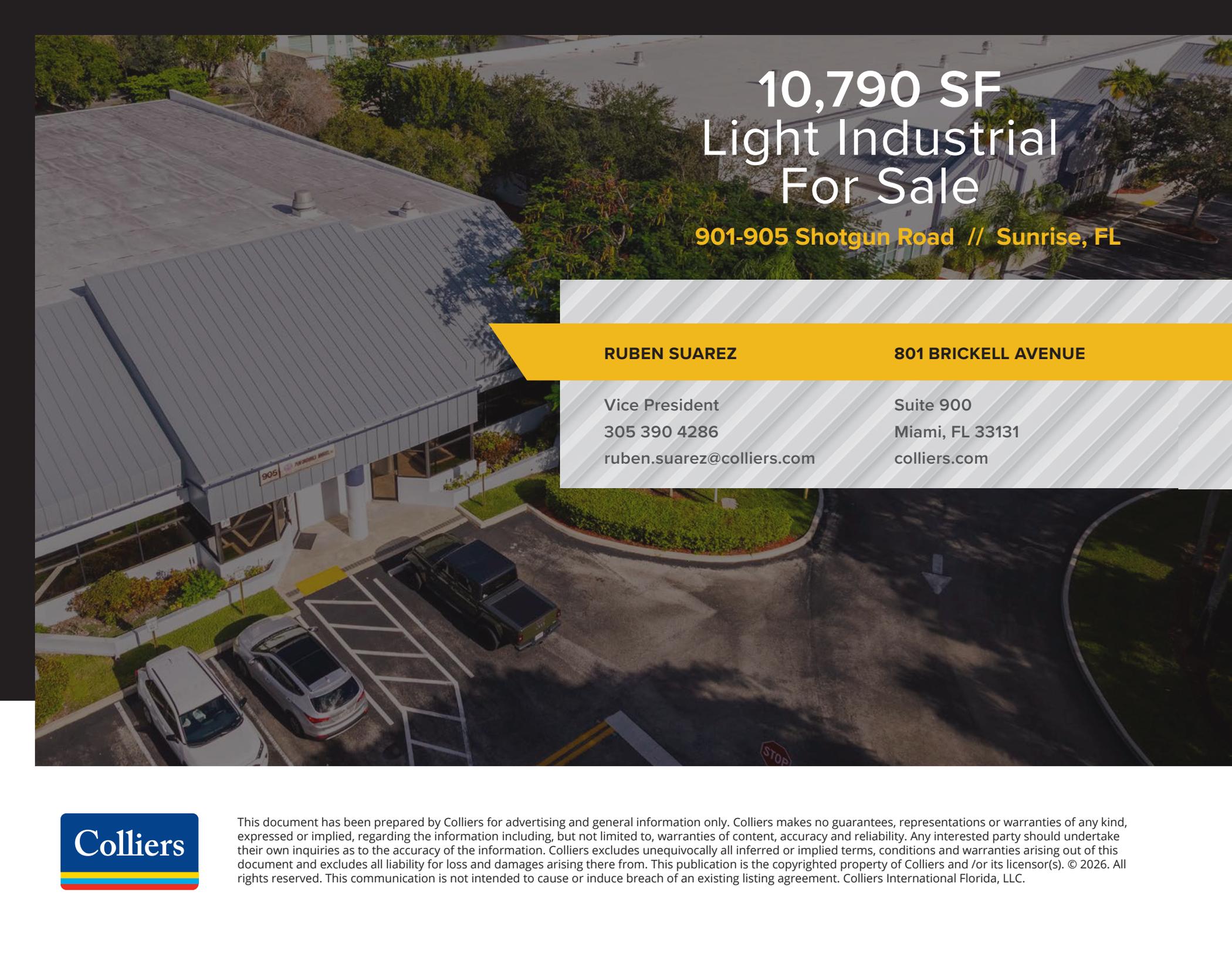
FLAG SHIRT  
NEXT PARTNERSHIP



A CHILDREN'S CAROUSEL

SUBJECT PROPERTY





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