



FLEX OFFICE/WAREHOUSE SPACE

(954) 324 1715

15481 SW 12th St #309 Sunrise, FL 33326

On-Site Leasing Office



Prime Location

Great access with visibility from I-75

- Only ½ mi south of SR 84/I-595 interchange
- 3 Minutes to Sawgrass Expressway
- Just 17 minutes to Port Everglades and Ft. Lauderdale International Airport

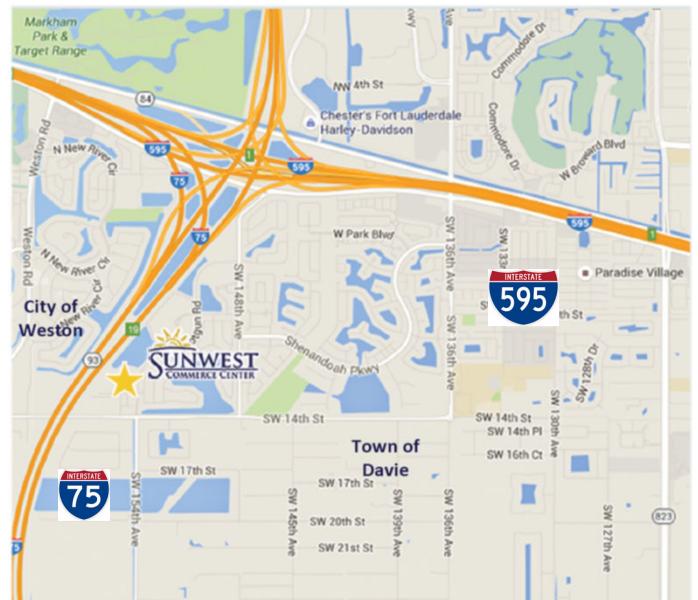
Building Specs

- 19' Clear Ceiling Height
- Impact rated storefront windows & doors
- Tilt-Wall Construction & Twin-T roof system
- 10'x14' at-grade Bay Doors (2 per unit)
- 200 Amp Three Phase Electric
- Up to 40% Office Space – Ample Parking
- Fire Sprinkled, Trash and Water Included

Beautiful well-maintained property

Property Management

AC maintenance and water included



1 SUITE AVAILABLE NOW!



Sunwest Commerce Center

954-324-1715

leasing@sunwestcommercecenter.com

SunwestCommerceCenter.com



SCAN ME

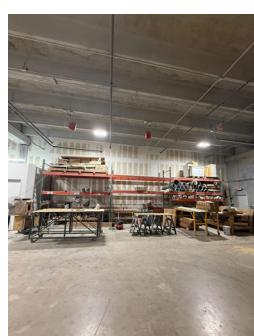
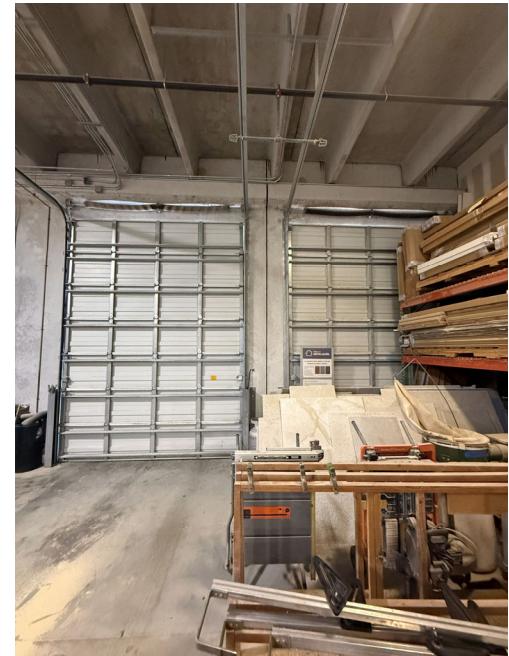
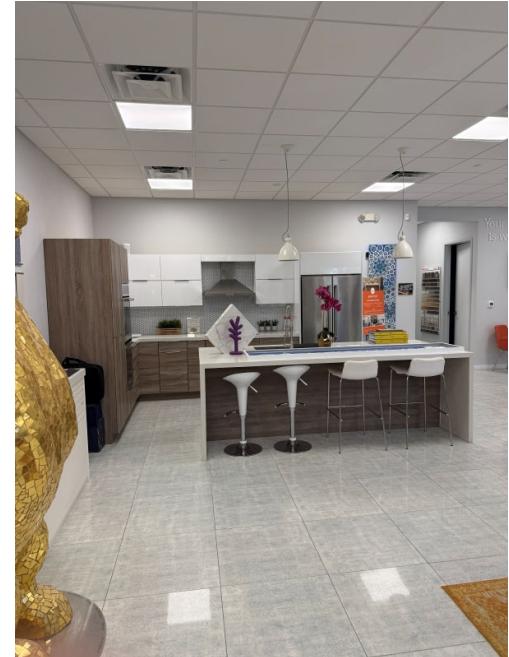
LEASING AVAILABILITY

PROPERTY HIGHLIGHTS:

- ✓ Great for Showroom!
- ✓ Grade Level Loading
- ✓ Two 10'x14' Roll Up doors
- ✓ 9 Parking Spots
- ✓ Office 1,509 SF
- ✓ Warehouse 2,164 SF

BUILDING A

3,819 SF. Suite 106



Available February 2026