



**FLEX OFFICE/WAREHOUSE SPACE**

**(954) 324 1715**

**15481 SW 12<sup>th</sup> 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

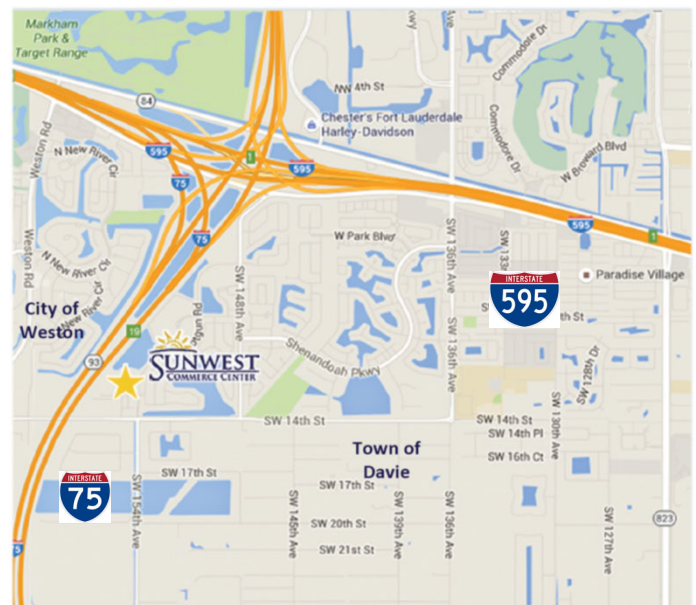
## Building Specs

- 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](mailto:leasing@sunwestcommercecenter.com)

[SunwestCommerceCenter.com](http://SunwestCommerceCenter.com)



**SCAN ME**

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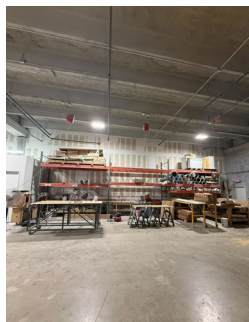
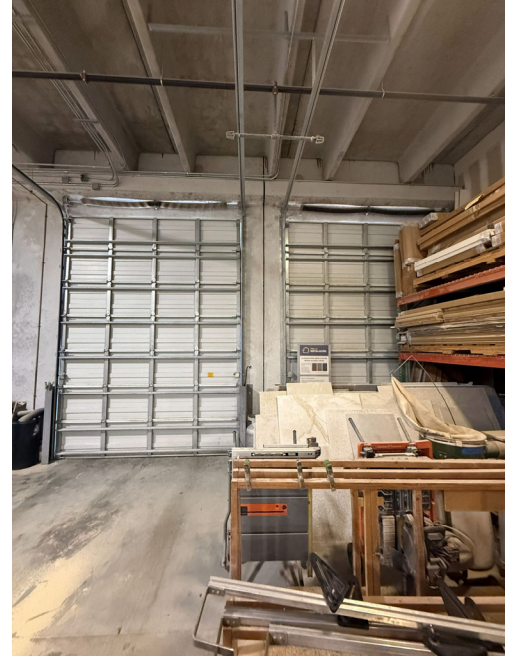
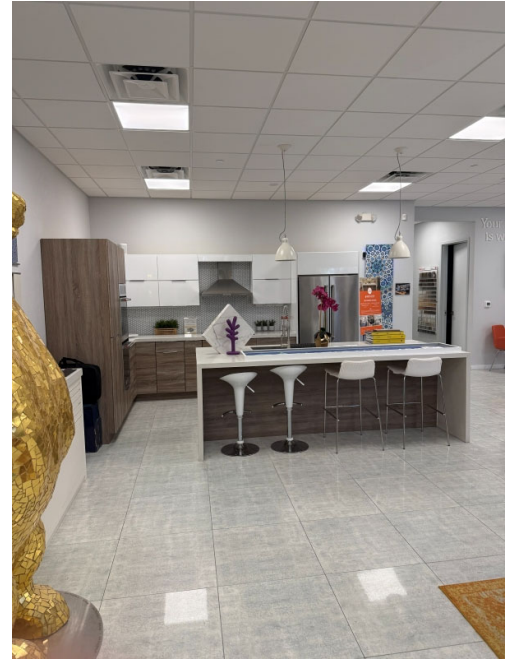
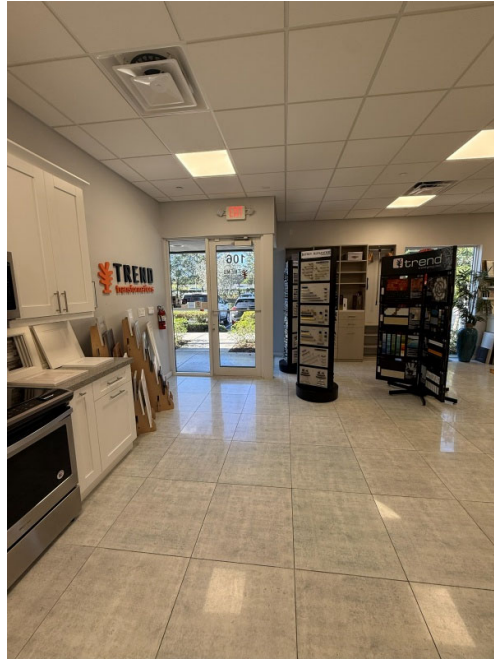
# LEASING AVAILABILITY

## 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**

**Leasing: Brian Perry | 954.324.1741 | 15481 SW 12<sup>th</sup> St #309 Sunrise, FL 33326**