

MARINA WEST BUSINESS CENTER BUILDING A



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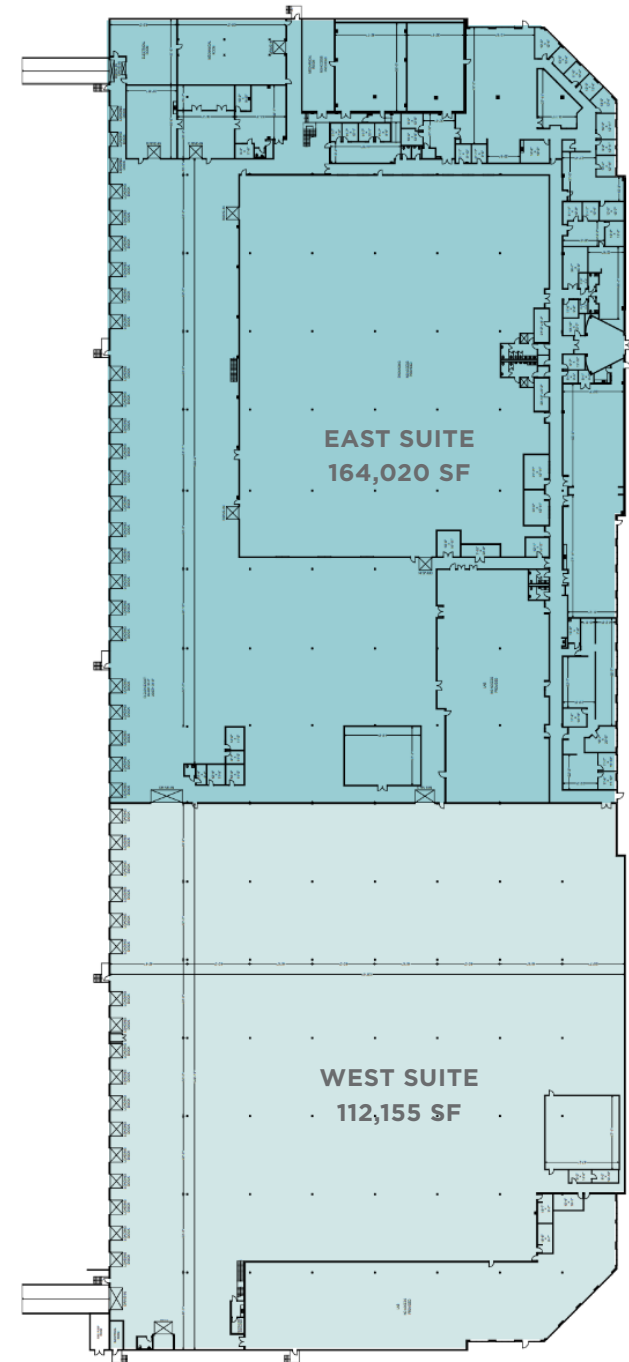
CLASS A DISTRIBUTION OR MANUFACTURING SPACE FOR LEASE

13900 N.W. 2ND STREET, SUNRISE, FL

112,155 SF - 276,175 SF

PROPERTY HIGHLIGHTS

- SPACE AVAILABLE: FULL BUILDING FROM 112,155 SF - 276,175 SF
- OFFICE AREA: ±32,000 SF
- CLEAR HEIGHT: 30'
- PARKING: 304 SPACES
- 42 DOCK HIGH DOORS, PLUS 2 DRIVE-IN DOORS
- ESFR FIRE SPRINKLERED
- 100% CLIMATE CONTROLLED
- TILT WALL CONSTRUCTION
- LED LIGHTING THROUGHOUT
- REAR LOAD BUILDING
- HEAVY POWER
- PARTIALLY FENCED TRUCK COURT
- EXISTING FDA PHARMACEUTICAL USE
- FRONTAGE ON 595
- 50' SPEED BAY
- 19 DOCK HIGH DOORS
- 9 PIT LEVELERS
- 2 12' X 14' RAMPS



LOCATION HIGHLIGHTS

LOCATED IN ONE OF THE MOST ACTIVE SUBMARKETS ALONG A MAJOR EAST/WEST THOROUGHFARE IN BROWARD COUNTY



DEMOGRAPHICS 5 MILES

202,233 - POPULATION

\$117,853 - AVG HOUSEHOLD INCOME

41.9 - MEDIAN AGE

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Drive Times	Population
0 - 1 Hours	5,132,416
1 - 2 Hours	7,483,926
2 - 3 Hours	9,245,221
3 - 4 Hours	15,894,384
4 - 5 Hours	18,462,687

FOR MORE INFORMATION, CONTACT:

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