



PROPERTY DETAILS

- Immediate proximity to W. Commercial Blvd, connecting to the Sawgrass Expressway, I-75, and the FL Turnpike.
- 20' warehouse clear height.
- Ample parking.
- Flexible I-1 zoning, city of Sunrise, FL.
- Convenient ground level loading.

ABOUT PROPERTY



**PRICE**  
\$17.50 SF/yr (NNN)



**YEAR BUILT**  
2001



**AVAILABLE SF**  
4,000 - 4,500 +/-



**PARKING**  
50 +/- spaces



**LOCATION**  
Sunrise, FL (Broward County)

For more information:

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**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,171 - 4,419 SF	Lease Rate:	\$17.50 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 5307	Available	4,171 SF	NNN	\$17.50 SF/yr	75% office, 940sf open warehouse.
Bay C/D	Available	4,419 SF	NNN	\$17.50 SF/yr	70% office, 1,319sf whse.

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

# FLEX/INDUSTRIAL FOR LEASE

# REGIONAL MAP



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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.



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