

# LYONS BUSINESS PARK

6601 LYONS ROAD, UNIT B-8, COCONUT CREEK, FL 33073

## PROPERTY SUMMARY

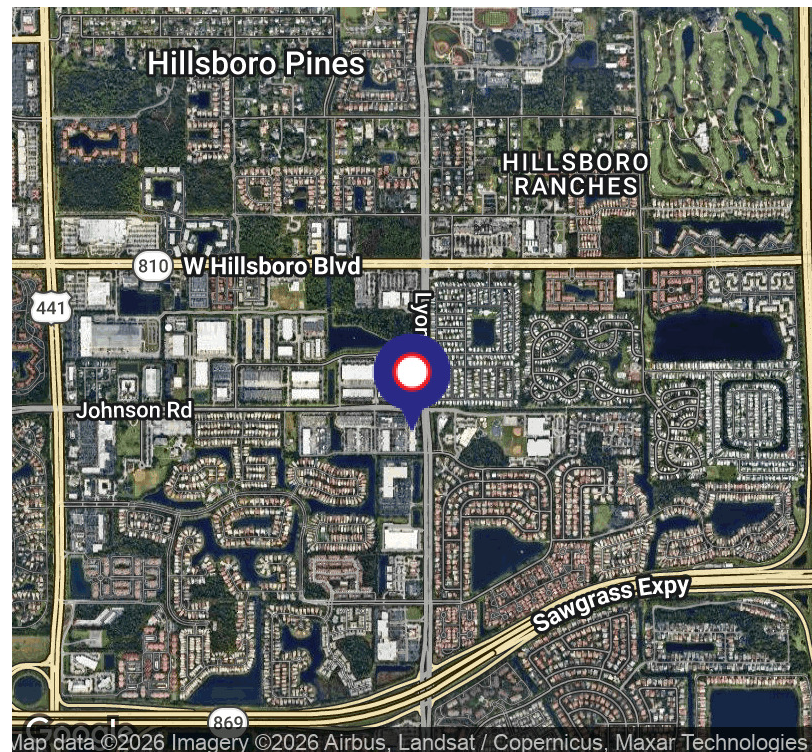


### PROPERTY DESCRIPTION

Lyons Corporate Park, Unit B-8, in Pompano Beach is a 3,200 SF corner unit. Clean efficient end-cap warehouse with 301 SF office, and 2,899 SF warehouse with 12' x 14' grade level overhead door. Space will be available approximately August 2026 and property is under lease through May 31, 2027. and landlord will extend lease Frontage on Johnson Road in the 386,000 SF Lyons Business Park.

### PROPERTY HIGHLIGHTS

- Great Location 2 minutes from Sawgrass Expressway
- End Cap Unit with Johnson Road Frontage
- 301 SF office
- Street Level loading with 12' x 14' overhead door
- 18' Clear
- 3-Phase 200 Amps 120/208V
- Available August 2026. Lease through May 31, 2027. Landlord will extend.
- \$23 PSF MG



### KEN SILBERLING

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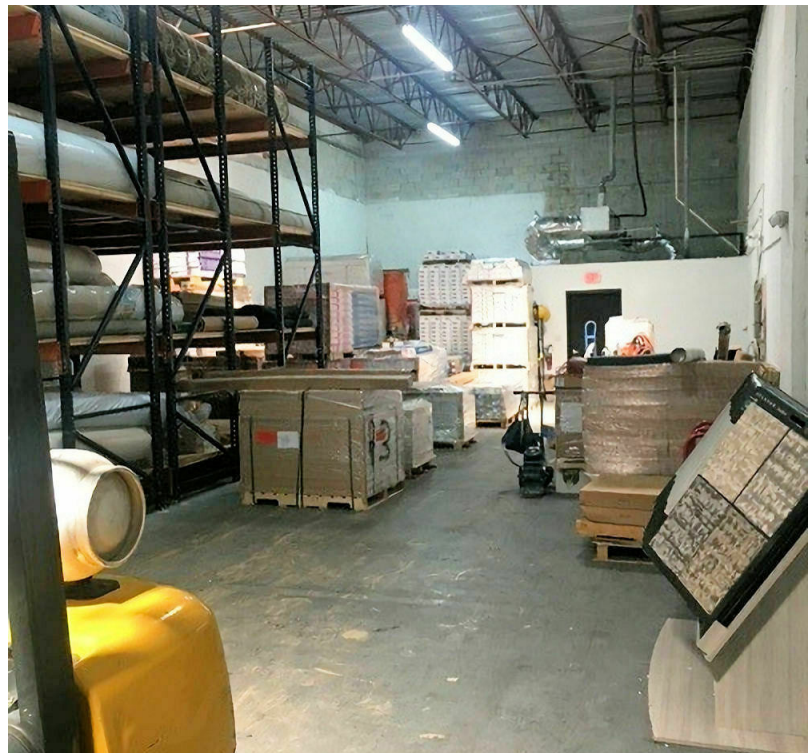


FOR LEASE

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## ADDITIONAL PHOTOS



**KEN SILBERLING**

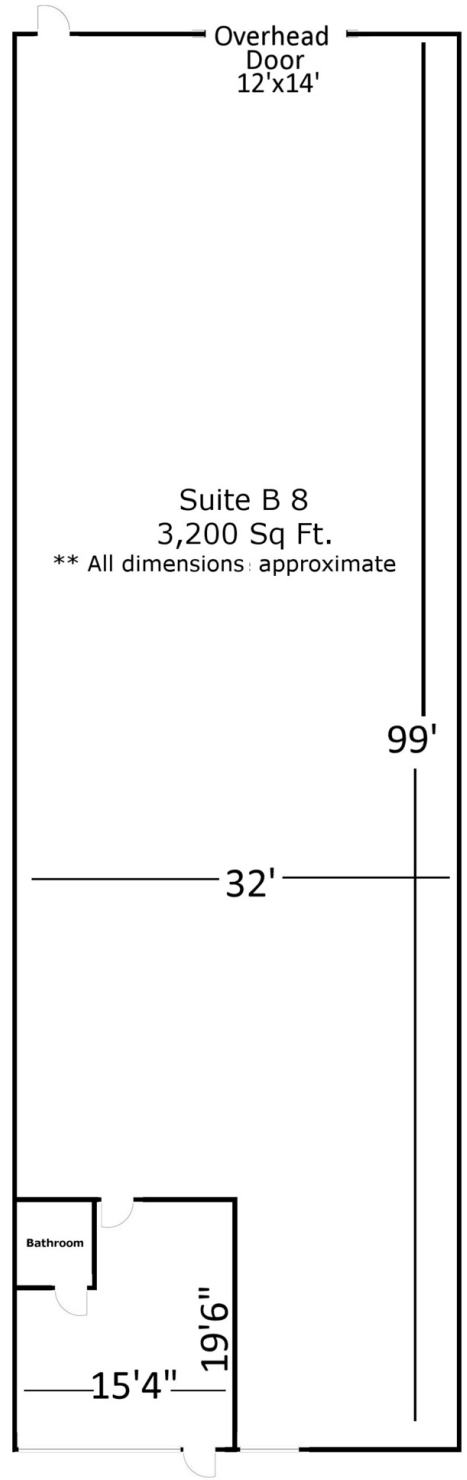
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## 6601 LYONS ROAD IMOT B-8 FLOOR PLAN



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