



**Industrial Office Flex Two Contiguous Condominiums**

**Fully Leased- 6.75% CAP Rate**

**Corner 3,694 SF Unit & 1,736 SF Unit**

**Large High Ceiling Training Area w/ AC**

**Great Location Close to I-75 & I-595**

**Two High Roll-Up Rear Doors, Ample Parking**

**Perfect for Owner/User or Investor**

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**PRICE: \$1,600,000**

**SUNRISE, FL 33351**

**10269 NW 46th St.**

**10271 NW 46th St.**

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## DISCLAIMER

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### DISCLAIMER

This is a confidential Offering Memorandum, which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in acquiring 53<sup>rd</sup> Court N, West Palm Beach, FL 33407 (the "Property"). You are bound by the Confidentiality Agreement executed in connection with your receipt of this Offering Memorandum. This Offering Memorandum was prepared by Transworld Commercial, a **Florida limited liability Company** broker. It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all the information, which prospective investors may desire. It should be noted that all or any of the market analysis projections are provided for general reference purposes and are based on assumptions relating to the general economy, competition, and other factors beyond our control and, therefore, are subject to material variation. Additional information and an opportunity to inspect material related to the Property will be made available to interested and qualified prospective capital sources. Neither the Owner, Broker, nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs, other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property, and if so, whether any health danger or other liability exists. Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending on past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. In this Offering Memorandum, certain documents are described in summary form. The summaries do not purport to be complete descriptions of the full agreements involved, nor do they purport to constitute any legal analysis of the provisions of the documents. This brochure shall not be deemed an indication of the situation of the Owner nor constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this Offering Memorandum. Duplication of the Offering Memorandum in part or whole without expressed written consent of Broker is not authorized.

### PROPERTY INSPECTION:

**Prospective purchasers will be given an opportunity to visit and inspect the property at their convenience by scheduling an appointment with ALAN KAYE of TRANSWORLD COMMERCIAL. Property Tours should be scheduled with as much advance notice as possible. Prospective purchasers may not visit the property without ALAN KAYE of TRANSWORLD COMMERCIAL PLEASE DO NOT VISIT THE PROPERTY WITHOUT SETTING AN APPOINTMENT WITH ALAN KAYE OR PETER BERG & PLEASE DO NOT DISTURB THE TENANTS.**

INNOVATION

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## Property Summary



# PROPERTY SUMMARY

10269 NW 46th Street, Sunrise, FL 33351

10269 & 10271 NW 46th Street- 2 Condos | Sunrise, FL 33351

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## Property Summary

Property Type:	Industrial Office Flex Condominium
Location:	Spectrum West Industrial Park, Sunrise
Condominium Units:	Two Contiguous Units
Total Building SF:	28,000 +/- Square Feet
Two Condominiums:	Corner Unit 3,694 SF & Unit 1,736 SF
Lot Size:	1.96 Acre Site
Frontage:	150 +/- Linear Feet
Zoning:	I-1, Sunrise
Construction:	CBS
Foundation:	Slab on Grade
Year Built:	1990/2009
Stories:	One Story with Mezzanine
Elevator:	No
Curb Cuts:	Two
Parking:	Ample Surface Spots
Parcel ID:	494118 AH 0150 & 494118 AH 0140
CAP Rate:	6.75%
Price:	\$1,600,000

## Property Overview

Transworld Commercial Real Estate and Transworld Business Advisors are pleased to represent ownership in the disposition of two contiguous Industrial/ Office Flex Condominiums located at 10269 & 10271 NW 46th Street within the Spectrum West Industrial Park in Sunrise, Florida. Built in 1990 of CBS construction and renovated in 2009, the Park consists of 28,000 +/- square feet with 16 condominium units on a 1.93 acre rectangular site in a cul-de-sac.

When you enter the park, the first unit that you see is the corner unit 10269 NW 46th Street which consists of 3,694 +/- square feet. It is built out with very nice office space, kitchen and bathroom in the front with second floor mezzanine. In the back, you have a huge training center fully air conditioned with a ceiling 15 feet high. There is also a large bay door in the rear for more industrial use in the future. Directly to the west of the corner unit is the second unit which is 10271 NW 46th Street which consists of 1,736 +/- square feet with mezzanine and a large industrial area in the rear with a bay door. Both units are leased but could be available for an owner/user. There is ample parking all around the building.

## Location Overview

The City of Sunrise in West Central Broward County, Florida is home to many Office and Industrial Parks such as Spectrum West Industrial Park. With almost 100,000 residents, Sunrise is located approximately 5 miles west of downtown Fort Lauderdale. It is bounded by the Everglades to the west, by Lauderhill, Tamarac and North Lauderdale to the north, by Lauderdale Lakes, Oakland Park, and Fort Lauderdale to the east and by Plantation and Weston to the south. Easily accessible via Florida Turnpike, I-595, I-95, and the Sawgrass Expressway, Sunrise benefits from two major attractions; the Sawgrass Mills Mall and the Amerant Bank Arena built in 1998 and originally named National Car Rental Center. Amerant Bank Arena is the home of the Stanley Cup Champion Florida Panthers and is an excellent entertainment venue. Built in 1990, Sawgrass Mills Mall has grown to almost 2,300,000 square feet with 350 outlet and retailers, multiple restaurants, food courts, movie theaters and family entertainment. These two attractions have brought a tremendous amount of notoriety and tourists to Sunrise. Sunrise maintains 250 acres of parks, the 15-court Sunrise Tennis Club, a soccer club, golf course, playgrounds and swimming pools. The Sunrise Civic Center includes a 300-seat theater, an art gallery, an athletic club, and banquet facilities.

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# PROPERTY DESCRIPTION

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## Property Description

Spectrum West Industrial Park is a well located Office Flex/ Industrial building just off Nob Hill Road in the west Sunrise Industrial corridor. Minutes from I-595, I-95, I-75 the Florida Turnpike and the Sawgrass expressway, the property has been well maintained and is kept in very good condition. Located on a cul-de-sac, there is ample parking all around the building. 10269 has 3,694 +/- square feet with nice office space with mezzanine in front and a huge training area in the rear with bay door and a 15 foot high ceiling. 10271 is contiguous to the west with 1,736 +/- square feet of office space in front with mezzanine and a large industrial area in the rear with bay door and a 15 foot high ceiling. With almost 100,000 residents, the City of Sunrise is situated in west central Broward County, in the West Sunrise/Fort Lauderdale sub-market. There are approximately 64,000 people living within a 2 mile radius and 348,000 within a 5 mile radius. The average household income within a 2 mile radius is \$74,095 and within a 5 mile radius it is \$79,338. There are approximately 25,000 cars passing by daily on Nob Hill Road. Residents benefit from the Sunrise Police Department and the Sunrise Fire Department. The Fort Lauderdale/Hollywood International Airport is approximately 15 miles to the Southeast and is easily accessible on I-595.

Both units are leased but could be available to an owner/ user. That is why this property is perfect for an investor who could get income at a 6.75% CAP rate at the list price of \$1,600,000 or for an owner/ user for personal use.

[CLICK HERE for the Full Video Tour!](#)

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# SECTION

## Photos

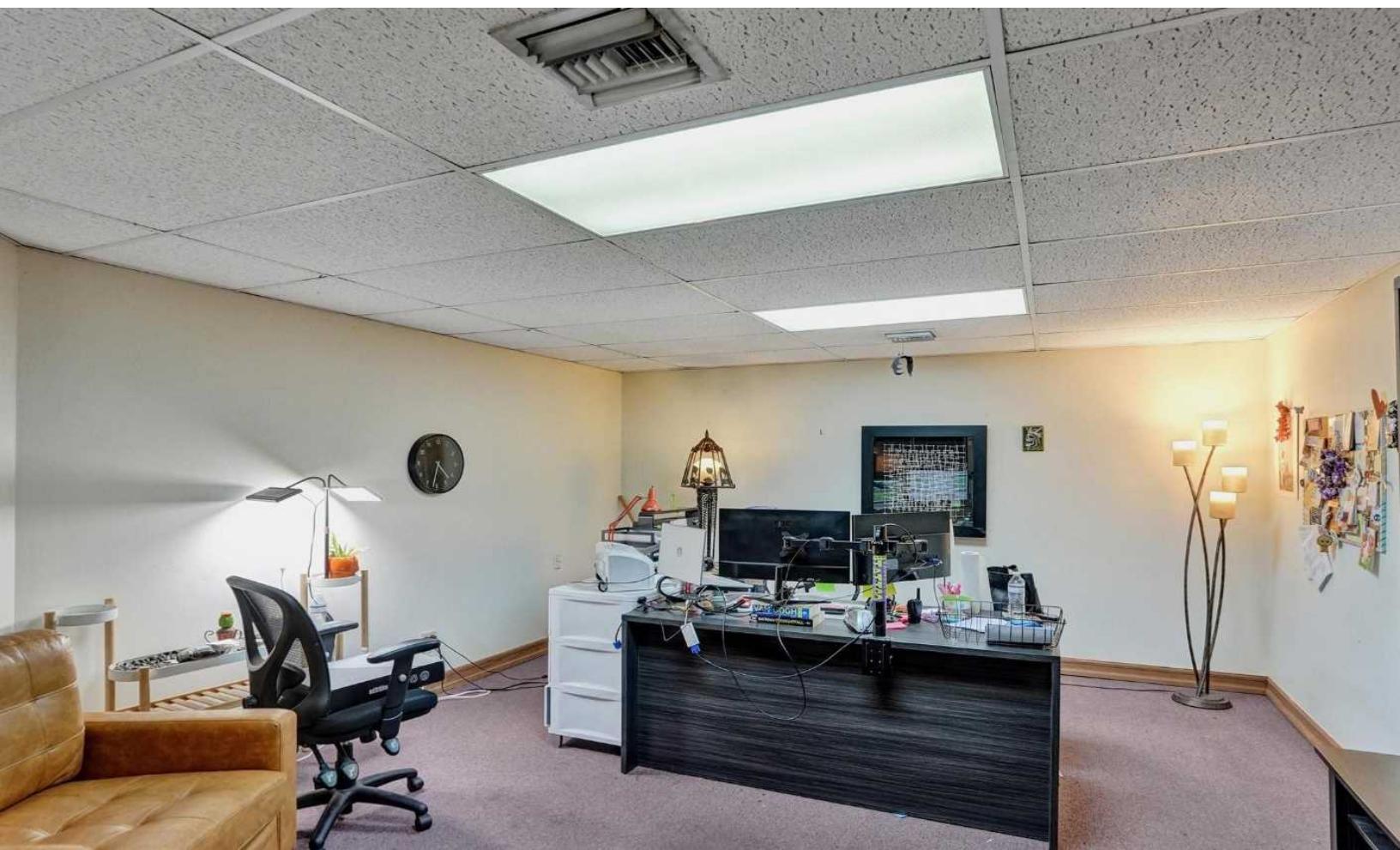


# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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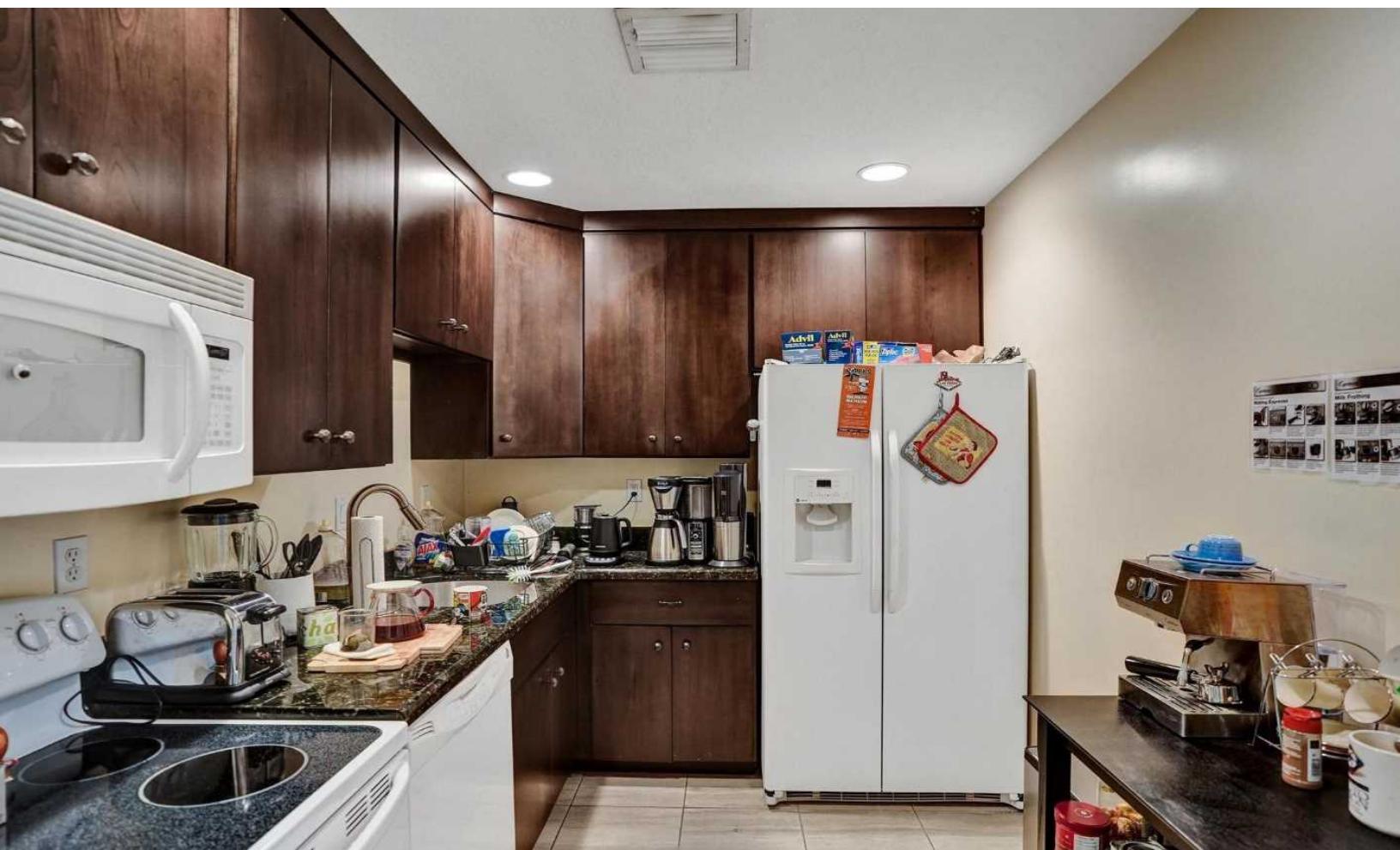


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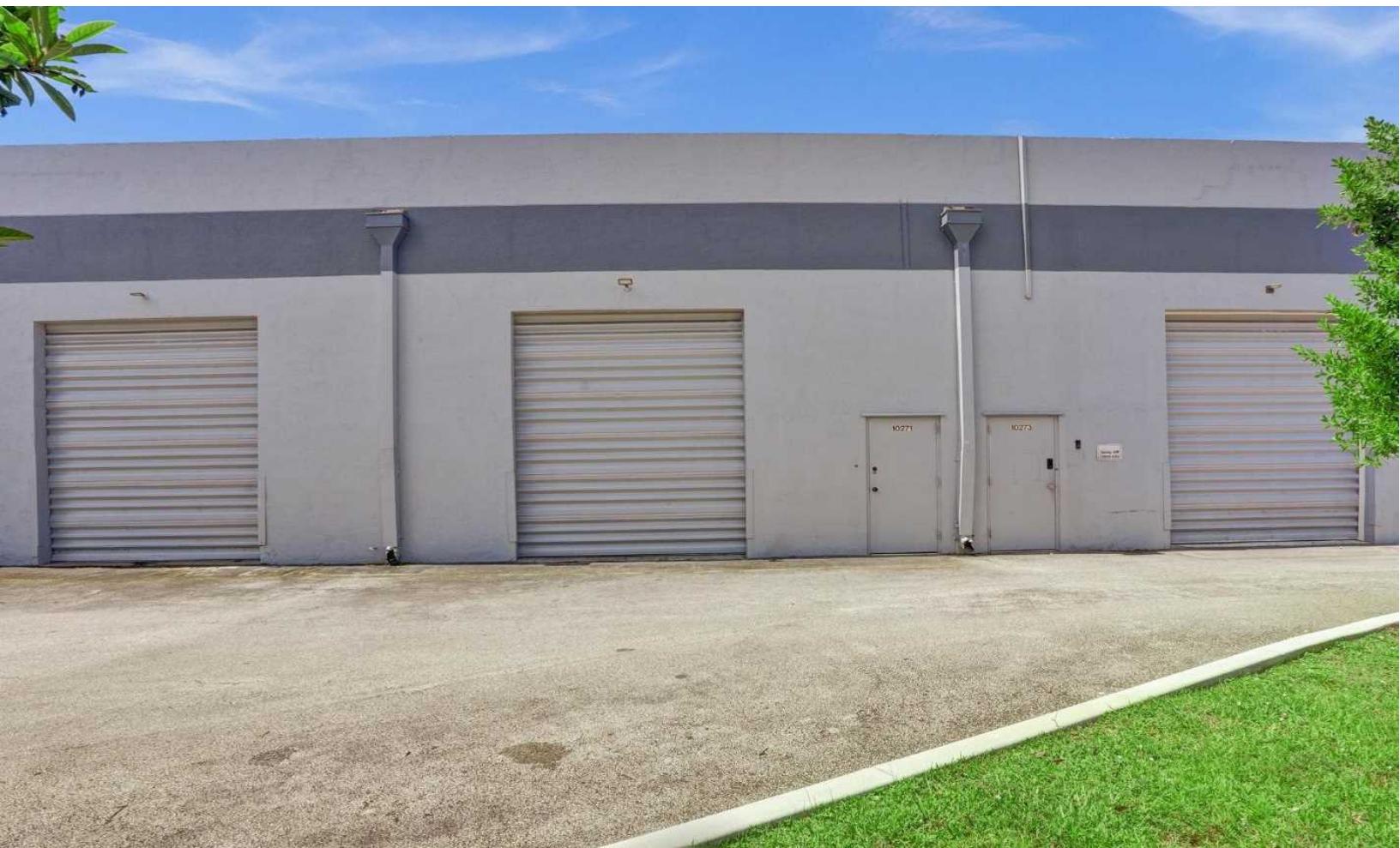
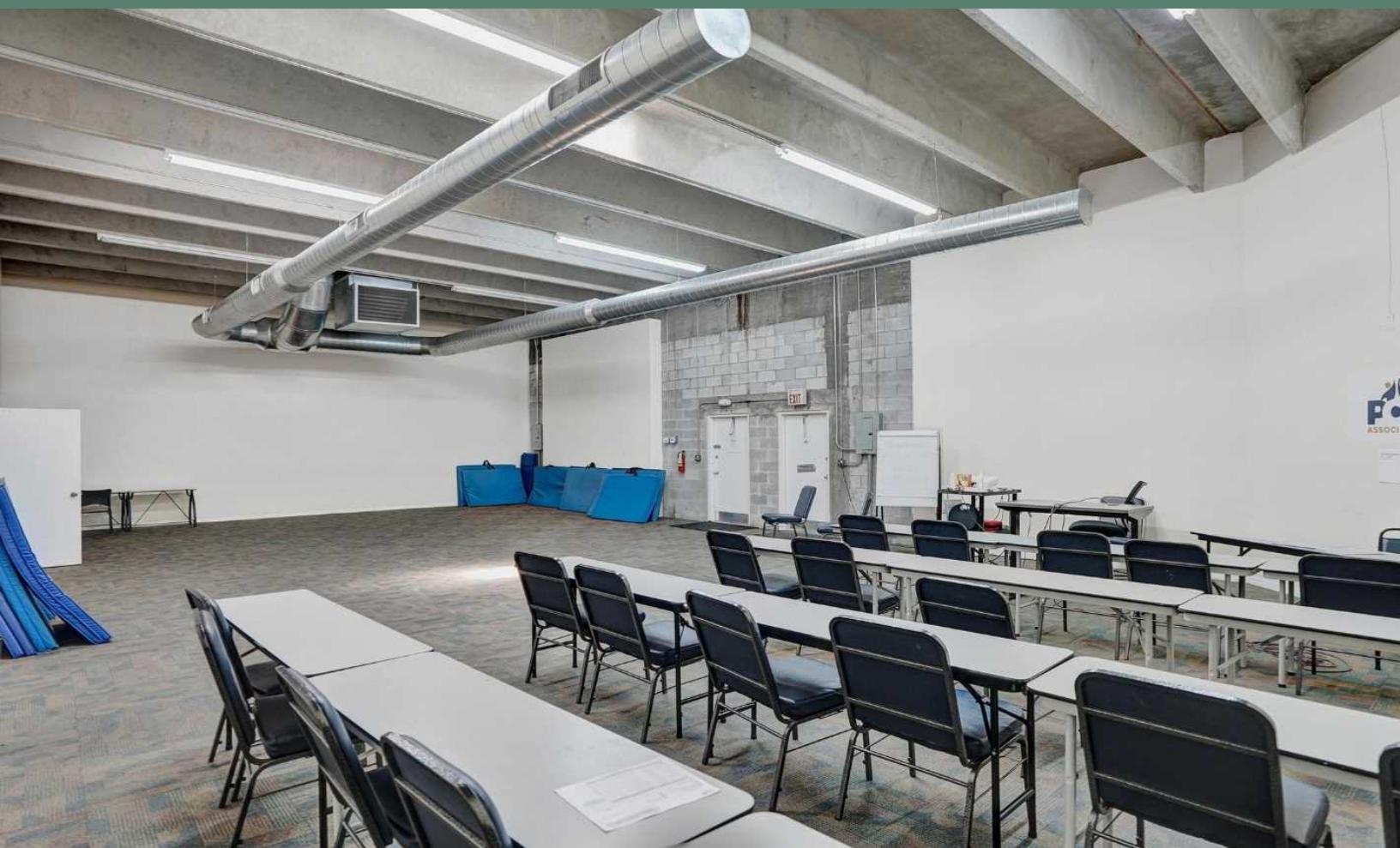


# PROPERTY PHOTOS

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SECTION

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## Maps / Demographics

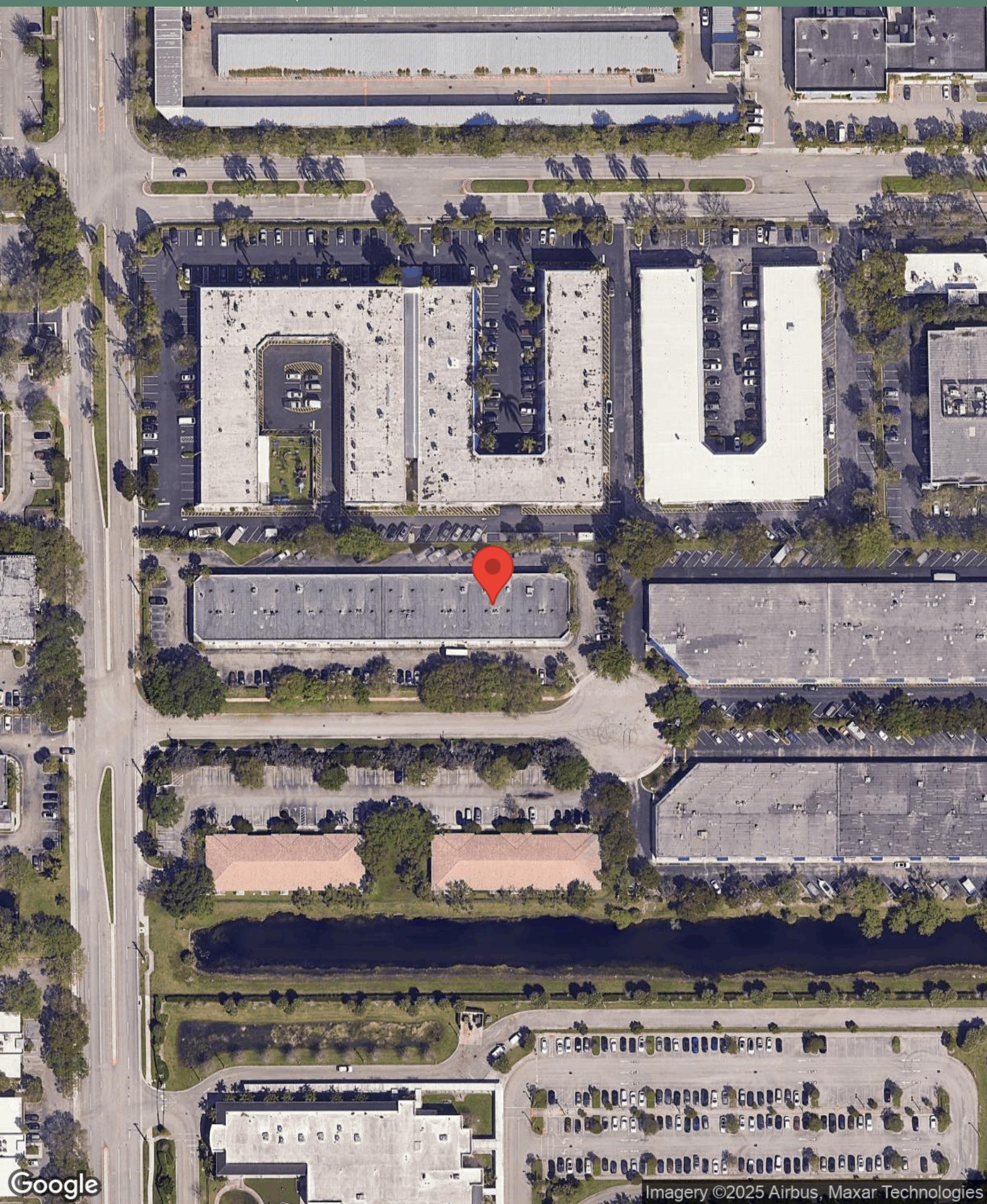


## AERIAL MAP

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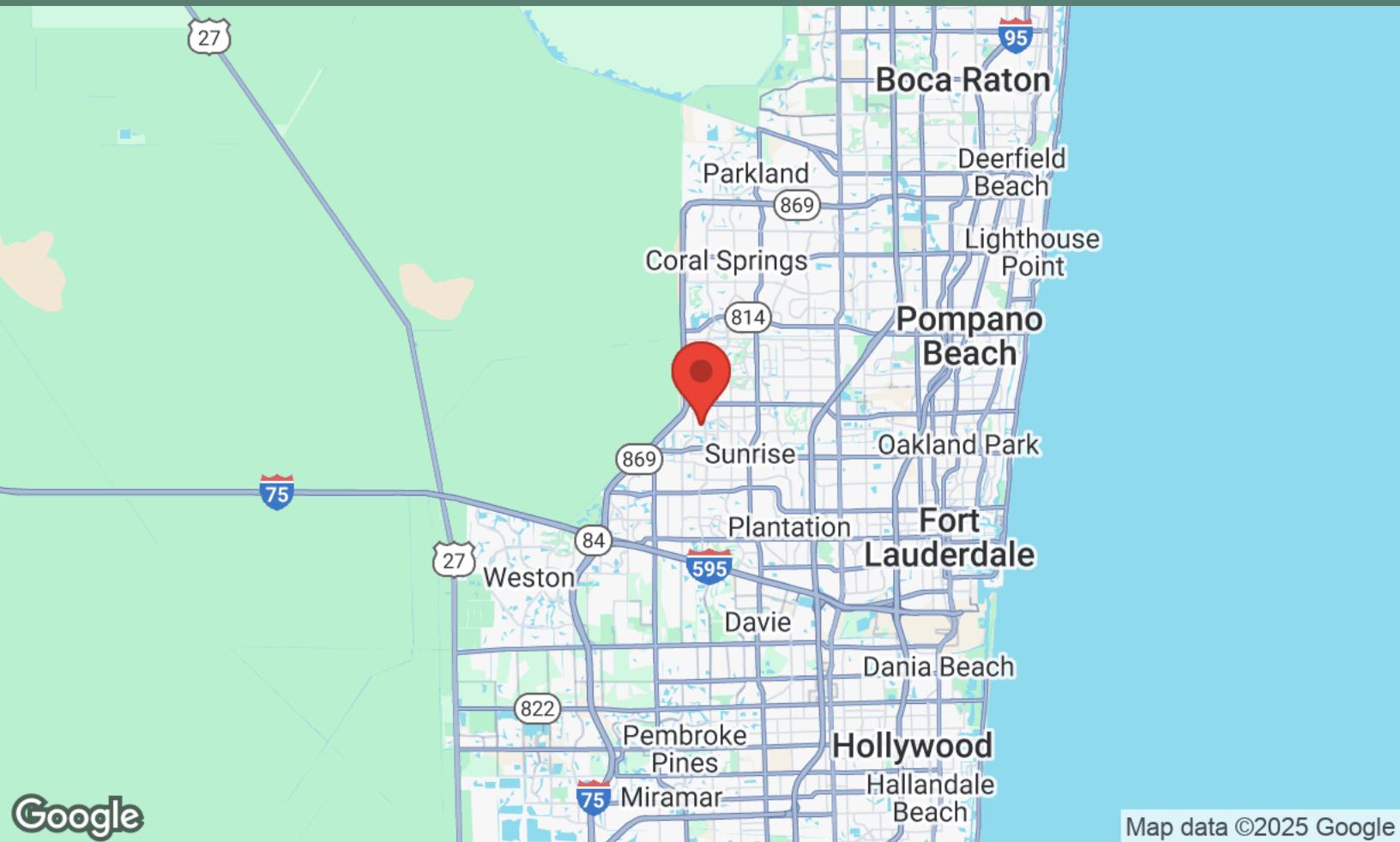


## LOCATION MAPS

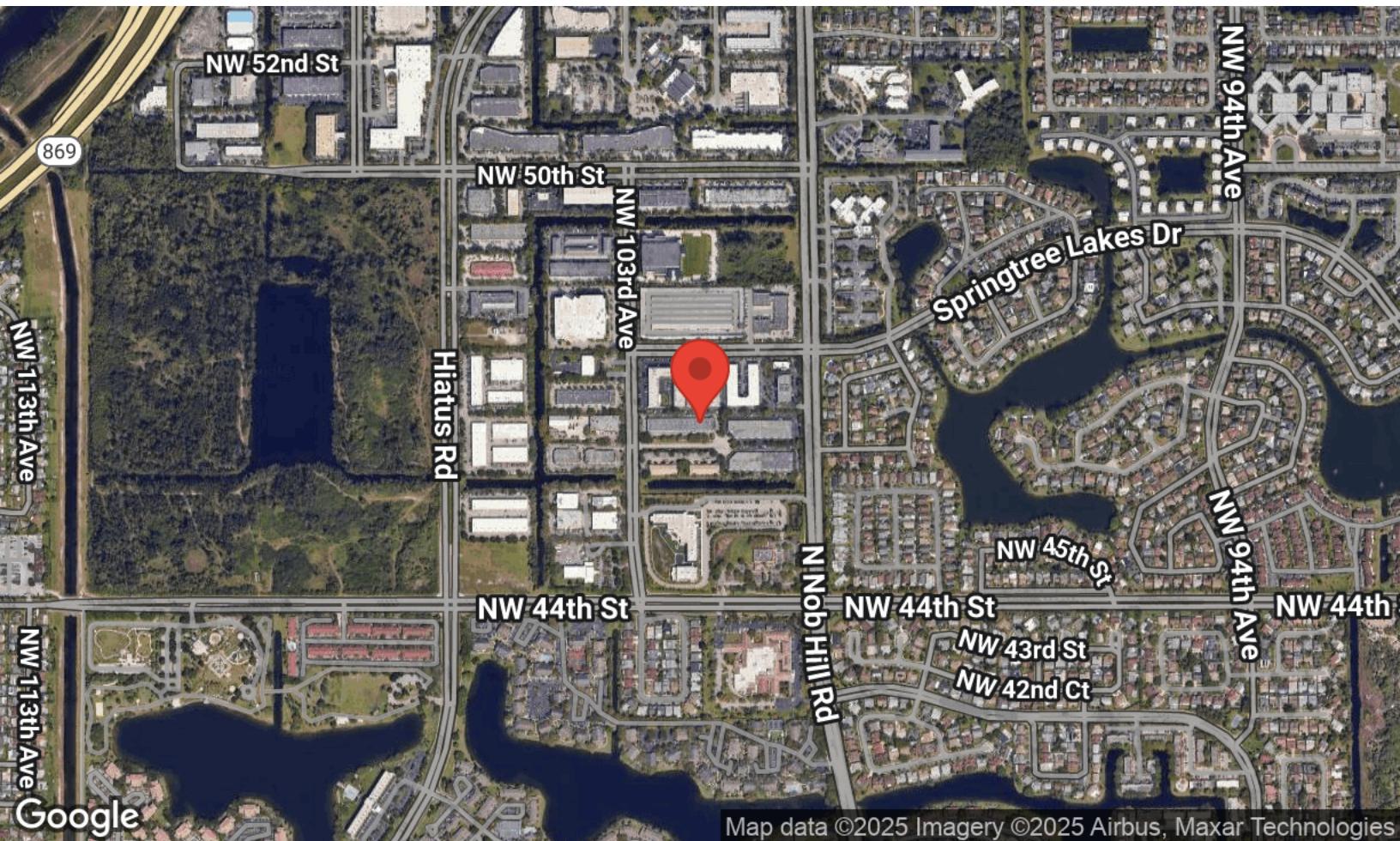
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Map data ©2025 Google

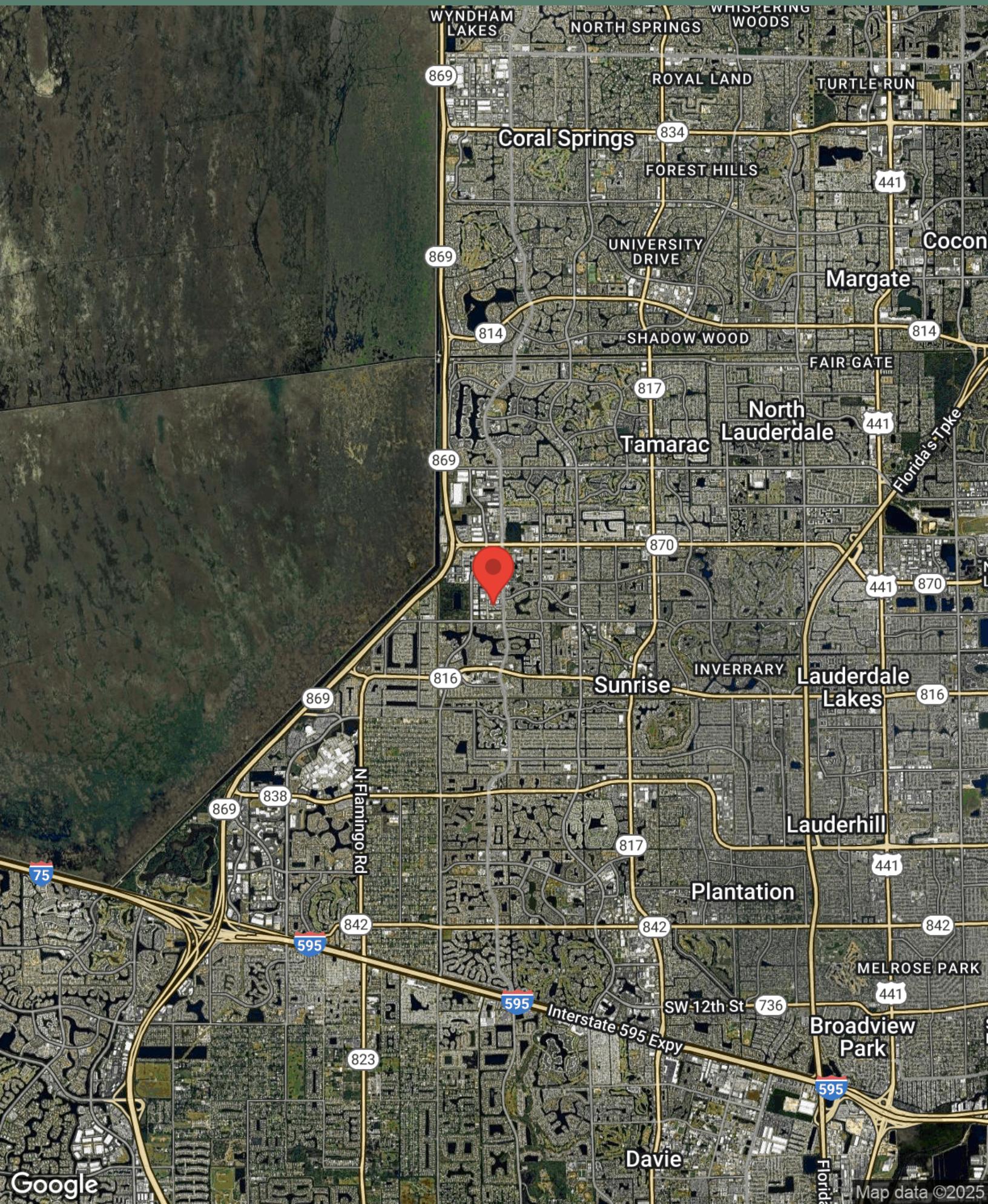


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## REGIONAL MAP

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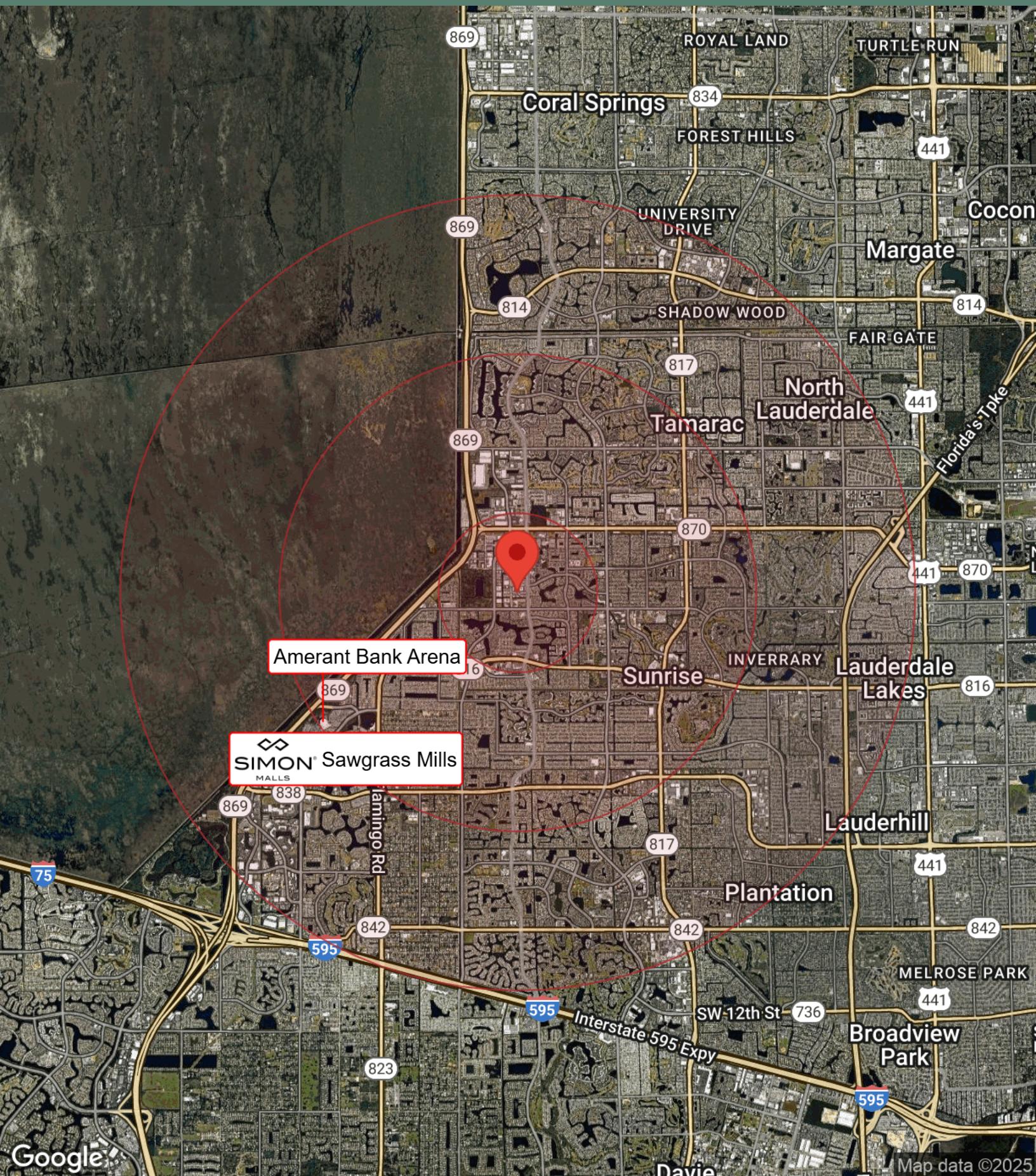


# BUSINESS MAP

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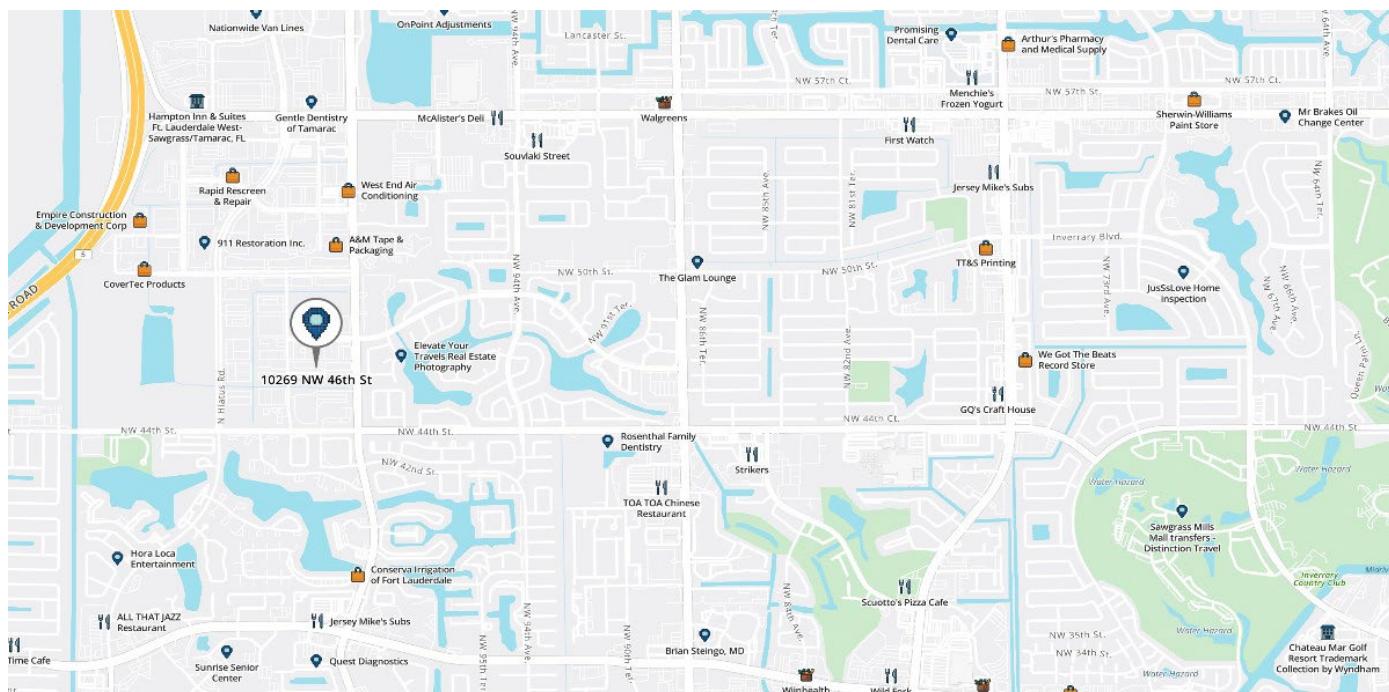


# DEMOGRAPHICS

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## Households

	2 miles	5 miles	10 miles
2020 Households	27,214	136,676	397,104
2024 Households	25,294	133,932	383,099
2029 Household Projection	24,906	133,300	380,108
Annual Growth 2020-2024	-1.0%	0.5%	0.1%
Annual Growth 2024-2029	-0.3%	-0.1%	-0.2%
Owner Occupied Households	17,602	82,016	225,505
Renter Occupied Households	7,304	51,284	154,602
Avg Household Size	2.4	2.5	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$680.4M	\$3.7B	\$11.3B

## Income

	2 miles	5 miles	10 miles
Avg Household Income	\$74,095	\$79,338	\$88,565
Median Household Income	\$58,228	\$59,951	\$65,695
< \$25,000	5,215	25,911	68,566
\$25,000 - 50,000	5,897	31,427	82,029
\$50,000 - 75,000	4,121	23,069	62,814
\$75,000 - 100,000	3,592	17,767	49,085
\$100,000 - 125,000	2,634	12,905	39,430
\$125,000 - 150,000	1,605	8,082	26,026
\$150,000 - 200,000	1,423	7,554	24,897
\$200,000+	808	7,217	30,252

Alan Kaye

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# SECTION IV

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## Broker Profile



## BROKER CONTACT INFO

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