

PROPERTY DETAILS

- 1 Grade level dock door (electric)
- 1 Covered recessed dock well
- 2024 Est. Op/Ex: \$6.00/sf
- Clear Height - 22'
- Easy Access to Sawgrass Expwy via Hiatus Rd. & W. Commercial Blvd
- 300sf +/- existing office
- Availability May 2024
- Ample Parking
- Fully sprinklered

ABOUT PROPERTY



PRICE

\$17.50 SF/yr (NNN)



YEAR BUILT

1986



AVAILABLE SF

6,000 +/-



PARKING

Surface



LOCATION

Broward County, FL

For more information:

Lawrence Oxenberg

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PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at this prime property in Sunrise, FL. Boasting modern architecture and state-of-the-art facilities, this dynamic space is perfectly suited for businesses seeking a vibrant and professional environment. The property offers ample parking, efficient floor plans, and customizable spaces, ensuring the perfect fit for your unique needs. With its convenient location and easy access to major roadways, this property provides unbeatable accessibility for clients and employees alike. The meticulously maintained grounds and professional management team further enhance the appeal of this remarkable leasing opportunity.

PROPERTY HIGHLIGHTS

- 1 Grade level dock door (electric)
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OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Available SF:	6,000 SF
Lot Size:	86,540 SF
Building Size:	34,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,377	132,655	406,243
Total Population	11,937	316,669	1,024,583
Average HH Income	\$69,228	\$69,261	\$75,875

For more information:

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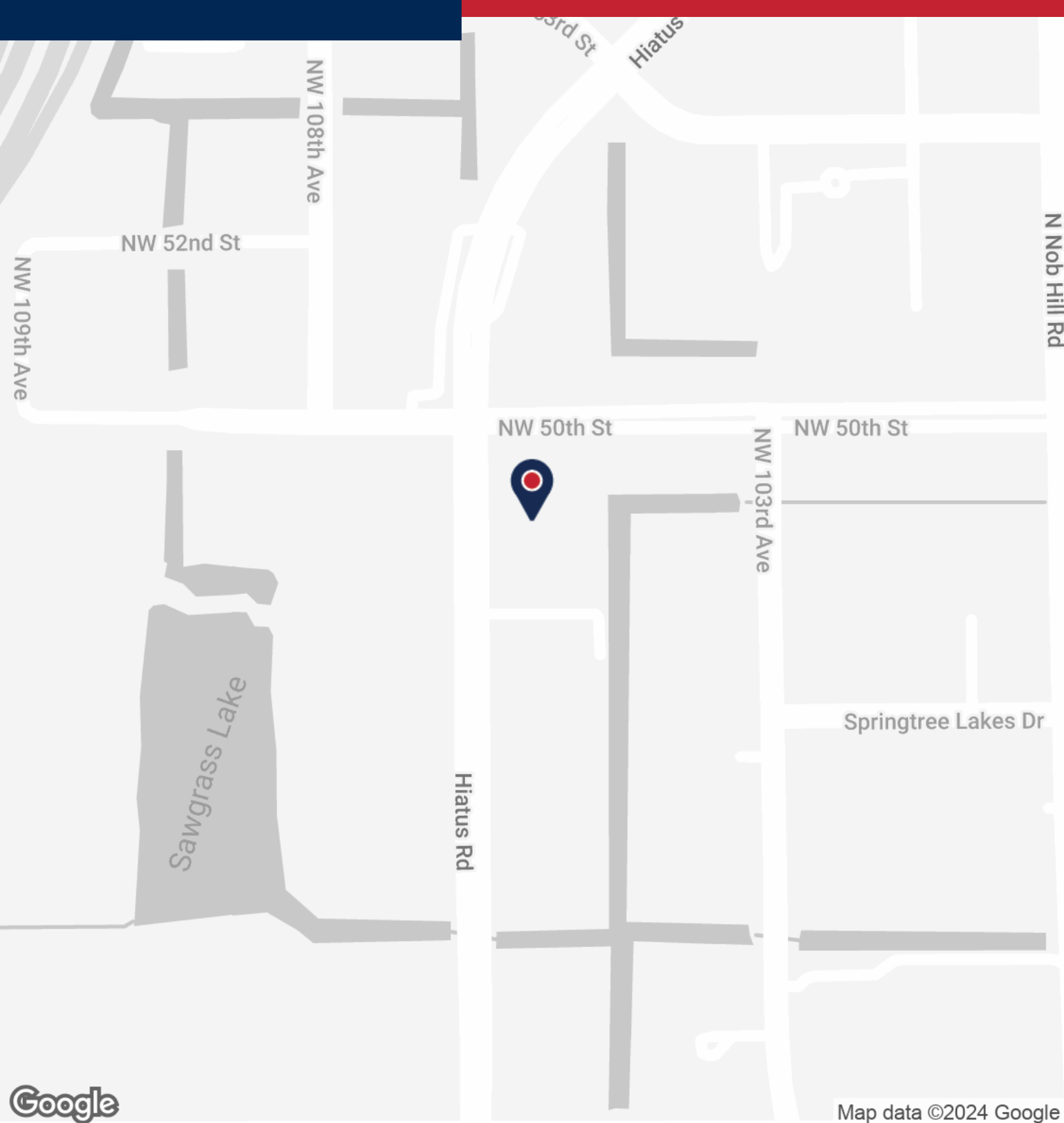
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SUNRISE INDUSTRIAL PARK

LOCATION MAP



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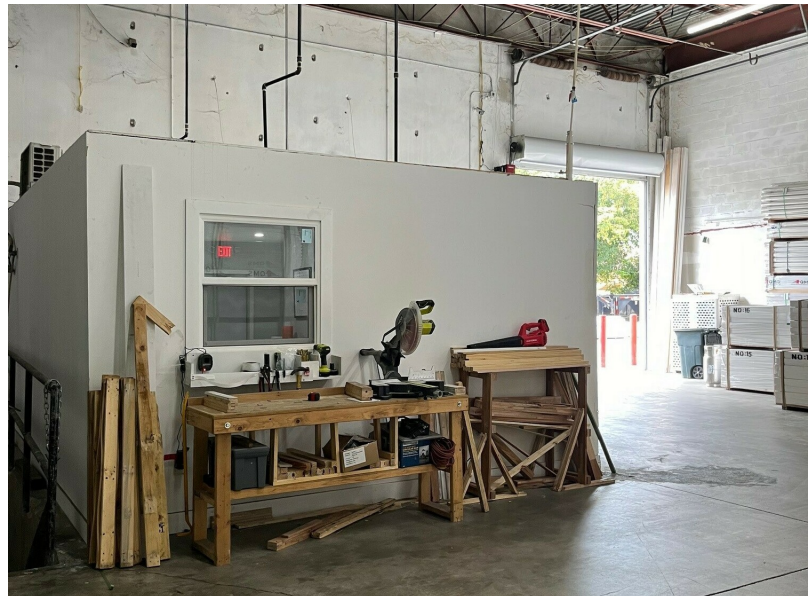
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Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

SUNRISE INDUSTRIAL PARK

ADDITIONAL PHOTOS



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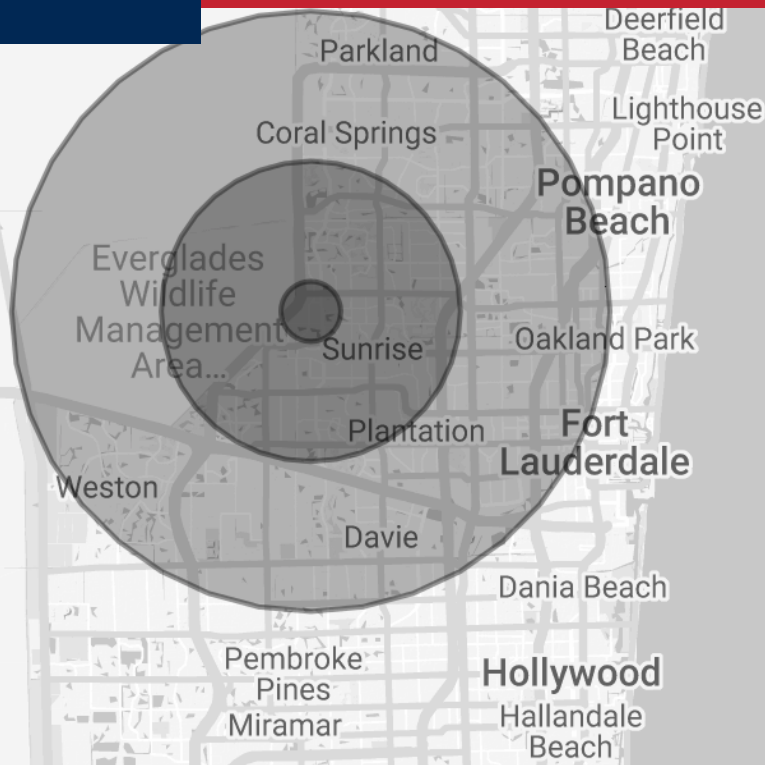


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SUNRISE INDUSTRIAL PARK

DEMOGRAPHICS MAP & REPORT

Everglades
and Francis
S. Taylor
Wildlife...



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	11,937	316,669	1,024,583
Average Age	39.7	41.7	39.8
Average Age (Male)	38.1	39.9	38.6
Average Age (Female)	40.8	43.0	40.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,377	132,655	406,243
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$69,228	\$69,261	\$75,875
Average House Value	\$239,545	\$237,089	\$270,321

2020 American Community Survey (ACS)

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

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