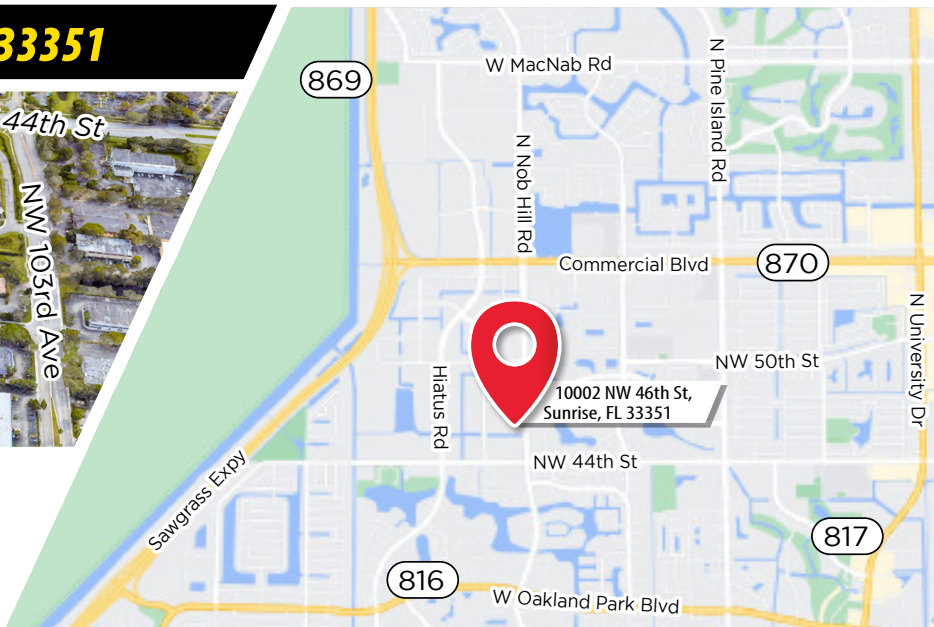


## 1,100 ±SQFT



### 10002 NW 46TH ST, SUNRISE, FL 33351



- Corner unit   ■ 100% AC
- Three phase electric
- Reception office
- 1 bathroom   ■ Breack room
- 1 Garage door
- 2 parking spots
- Zoned Light Industrial

# PRICE NEGOTIABLE



**JOE PELAYO, CCIM, SIOR, C2EX**  
 BROKER  
 trec@joepelayo.com  
**954.224.8773**

**TREC**  
 Total Real Estate  
 Consultants Inc.  
 www.trecfl.com  
**954.341.3294**

**GEORGE PELAYO, RENE, MRP**  
 BROKER ASSOCIATE  
 george@trecfl.com  
**954.482.1330**



NOTICE: This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.



**10002 NW 46TH ST, SUNRISE, FL 33351**

## FLOOR PLAN



**JOE PELAYO, CCIM, SIOR, C2EX**  
 BROKER  
 trec@joepelayo.com  
**954.224.8773**

**TREC**  
 Total Real Estate  
 Consultants Inc.  
 www.trecfl.com  
**954.341.3294**

**GEORGE PELAYO, RENE, MRP**  
 BROKER ASSOCIATE  
 george@trecfl.com  
**954.482.1330**



NOTICE: This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.