

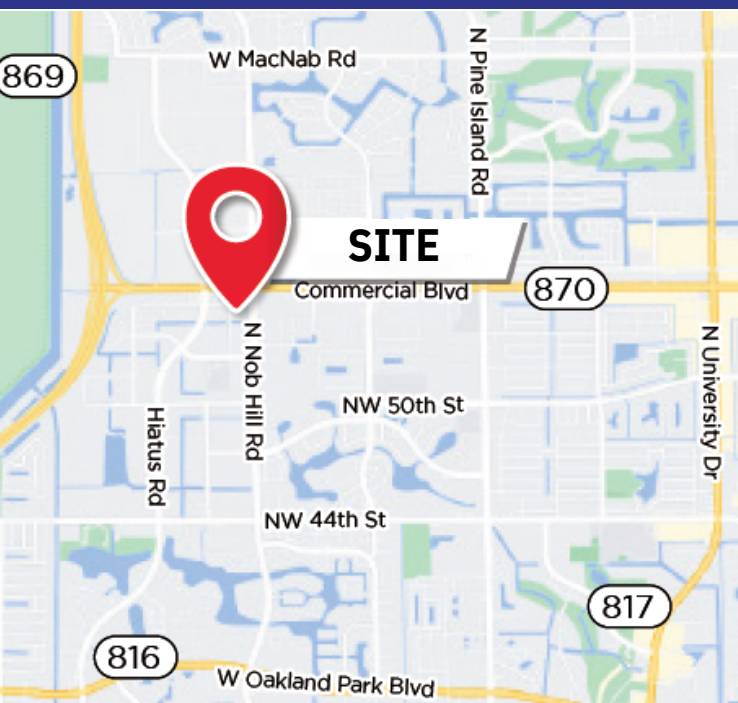
**FOR LEASE**

**OFFICE/WAREHOUSE**



**5513-5517 N Nob Hill Road, Sunrise, FL 33351**  
Sunrise Commerce Park

**3000 +/- SQFT**



- Clean and tidy!
- 150 +/- SQFT Office
- 1 ADA-compliant restroom
- Warehouse ceiling height 21'
- 2 10x10 Drive-in roll-up doors
- I-1 Zoning (Light Industrial)
- Tenant responsible for \$100 garbage fee and \$100 water fee
- Available October 2025

**Terms Negotiable**

**Call or text: 954-224-8773**



**JOE PELAYO, CCIM, SIOR**  
BROKER

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**954.224.8773**

**TREC**  
Total Real Estate Consultants Inc.  
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**FOR LEASE**

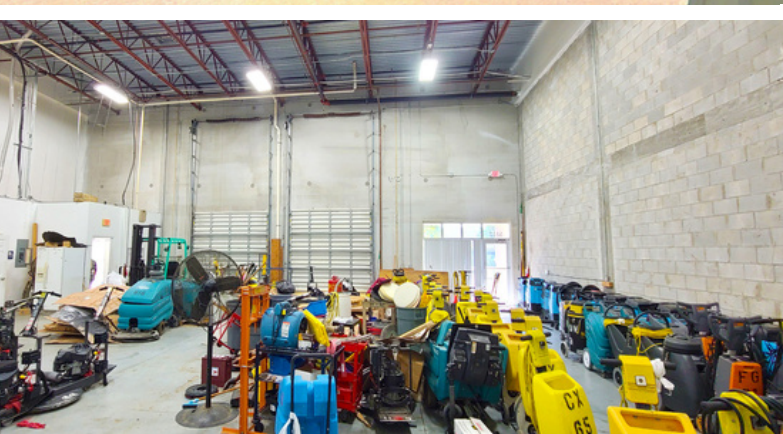
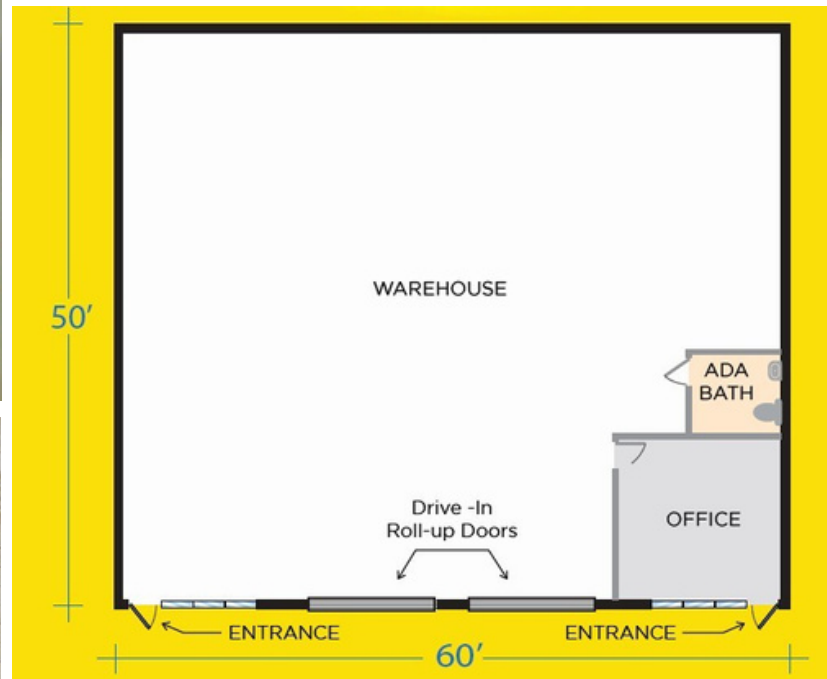
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## SKETCH / FLOOR PLAN



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