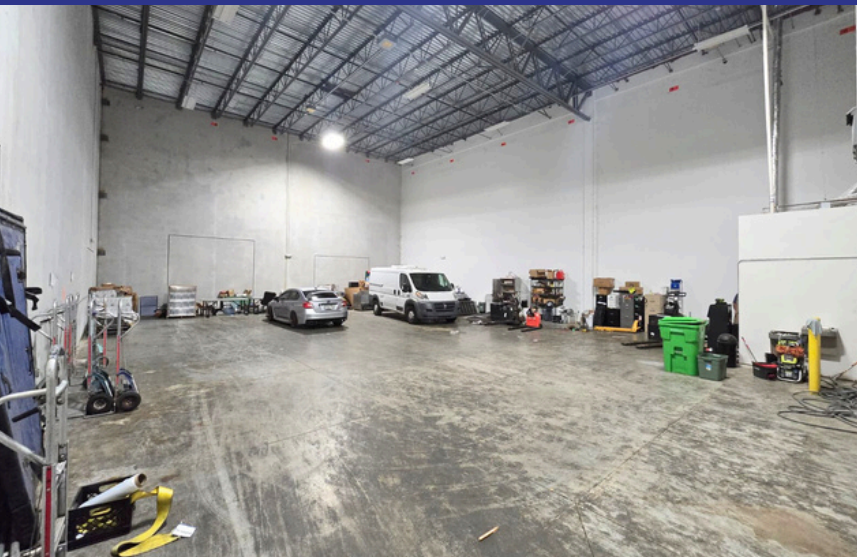


# **FOR LEASE** OFFICE/WAREHOUSE 1 RAMP & 1 DOCK HIGH DOOR



**10400 NW 55th St. #300, Sunrise, FL 33351** **6,000 +/- SQFT**



- Class 'A' Sawgrass Area
- Zoning I-1 (Light Industrial)
- 32' Clear Ceiling Height
- Dock-high door
- Roll-up door with ramp
- 600 +/- SQFT office / 4600 +/- SQFT warehouse / 800 +/- SQFT courtyard
- Hurricane impact glass windows & doors
- Tilt-up concrete walls
- High security with gate and cameras
- ESFR Sprinklers / 20+/- Parking spots
- Power 277/480 Volt 3 Phase



Scan to access video tour

**Terms Negotiable**

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



**JOE PELAYO, CCIM, SIOR**  
BROKER

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**954.224.8773**

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www.trecfl.com

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BROKER ASSOCIATE

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**954.482.1330**

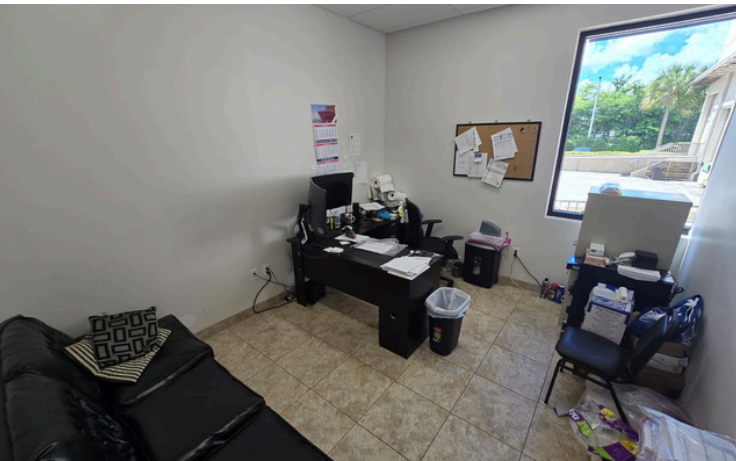


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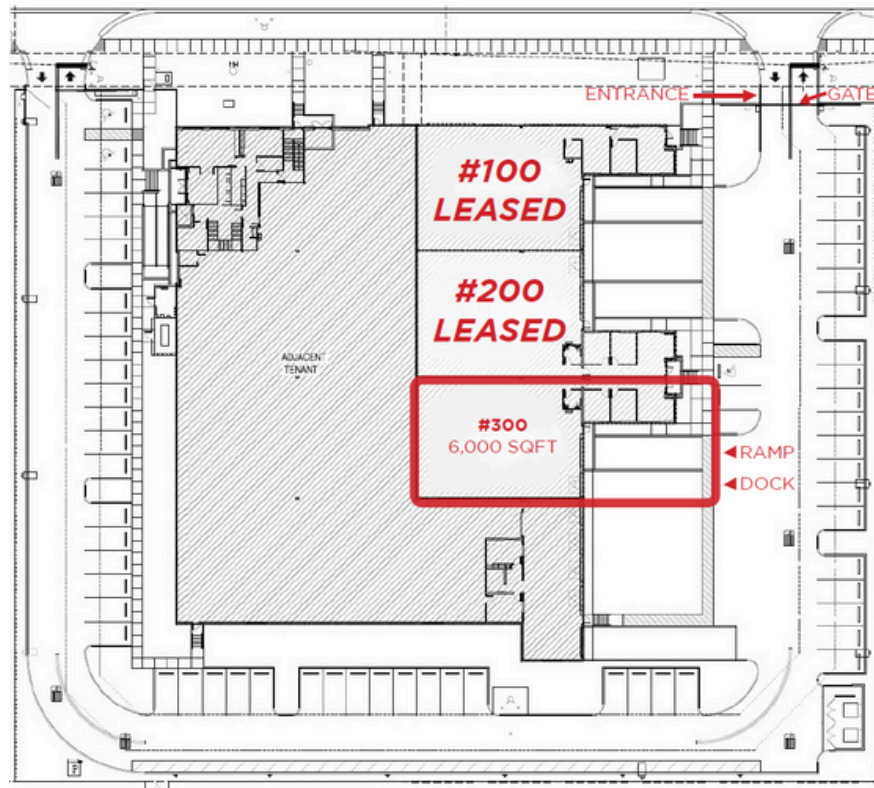


# **FOR LEASE** OFFICE/WAREHOUSE 1 RAMP & 1 DOCK HIGH DOOR

**10400 NW 55th St. #300, Sunrise, FL 33351** **6,000 +/- SQFT**



## **FLOOR PLAN**



Scan to access video tour



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