

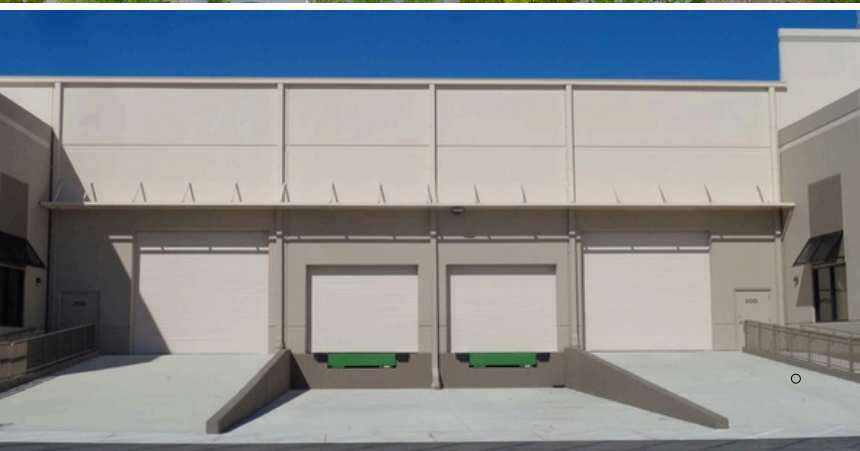
FOR LEASE

# OFFICE/WAREHOUSE 1 RAMP & 1 DOCK HIGH DOOR



10400 NW 55th St. #200, 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

**\$11,800 / month**



**JOE PELAYO, CCIM, SIOR**  
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**954.224.8773**

**TREC**  
Total Real Estate Consultants Inc.  
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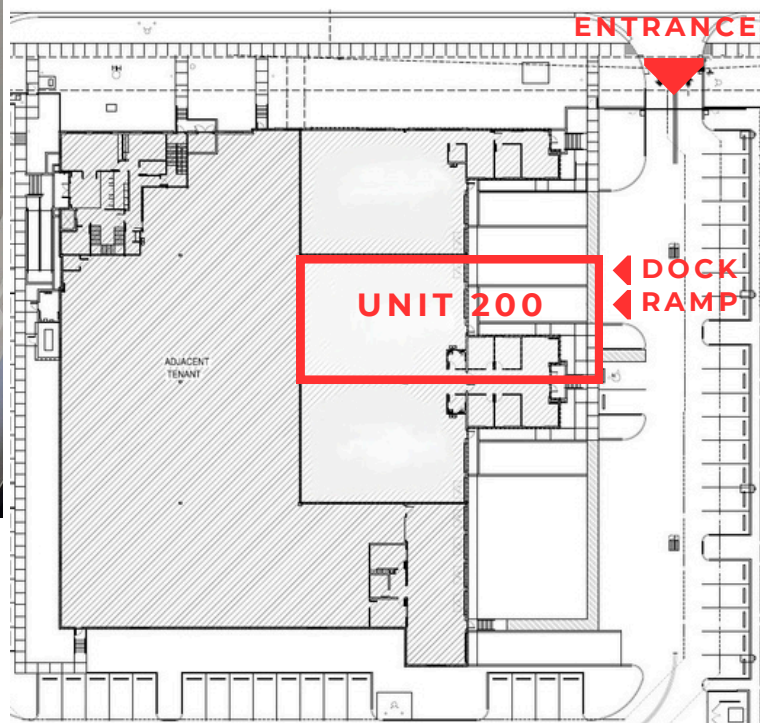
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## FLOOR PLAN



**\$11,800 / month**

**Call 954.224.8443!**



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