

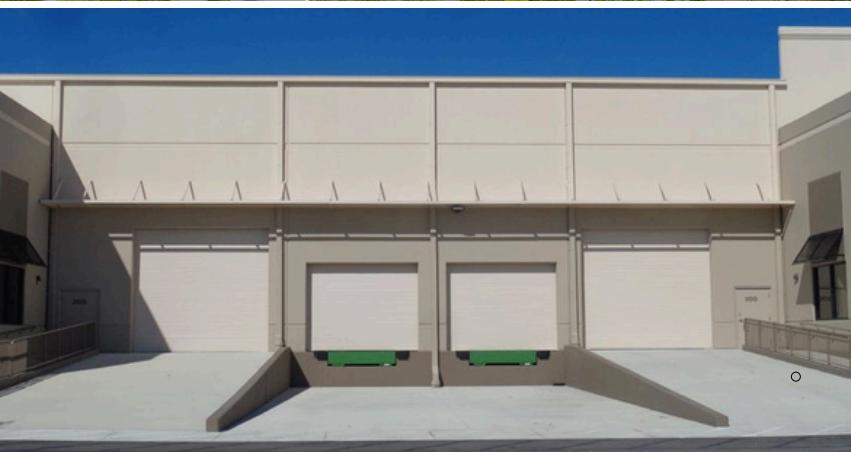
FOR LEASE

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
BROKER
trec@joepelayo.com
954.224.8773

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, rental or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.

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

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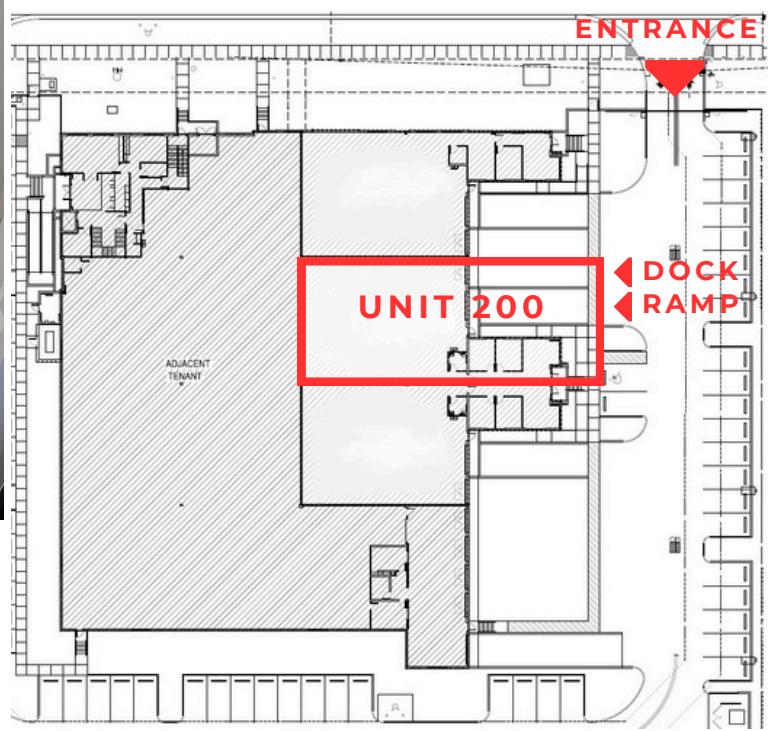
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Call 954.224.8443!

FLOOR PLAN



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