

**FOR LEASE**

**WAREHOUSE | 100% A/C**



**11917-11929 W Sample Rd., Units 11919 & 11921,  
Coral Springs, FL**

**3,700 +/- SQFT**

- Full warehouse - 100% A/C
- These 2 units can be leased individually or combined with other neighboring units (all measure 1850 +/- SQFT) - depending on square footage needed.
- Each unit has approximately 21' high ceilings, 1 roll-up/drive-in door, and 1 restroom
- IRD (Industrial, Research, Development Zoning)
- Located in the Coral Springs Corporate Park
- Easy access to Sawgrass Expressway, I-95, and Florida's Turnpike

**Terms Negotiable**

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



**JOE PELAYO, CCIM, SIOR**  
BROKER  
[trec@joepelayo.com](mailto: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**  
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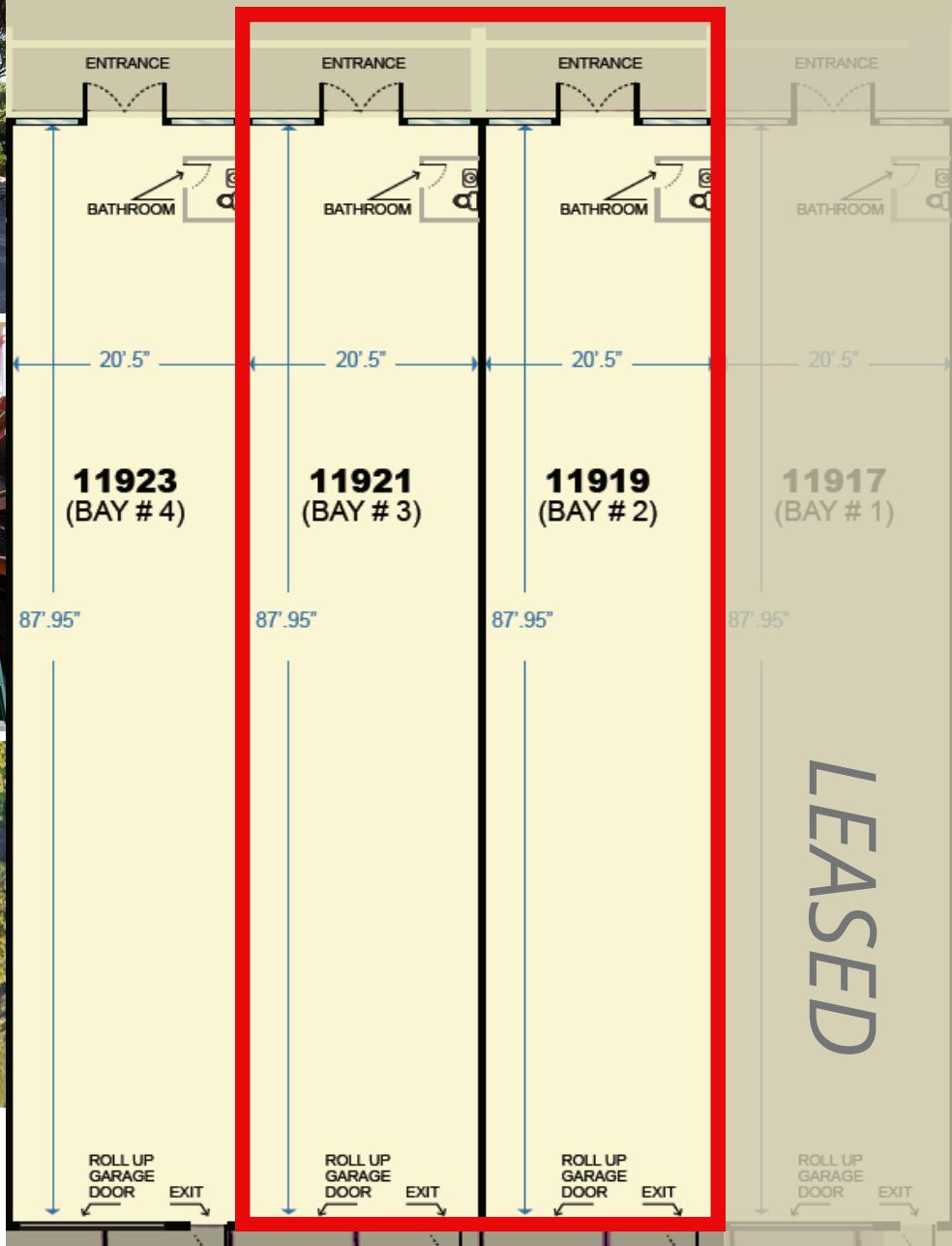
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**SKETCH / FLOOR PLAN**



\*Floor plan is for illustrative purposes only.  
All measurements are approximate and should  
be independently verified.



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