

FOR LEASE

OFFICE / WAREHOUSE | 80% A/C



5511 N Nob Hill Rd,
Sunrise, FL 33351

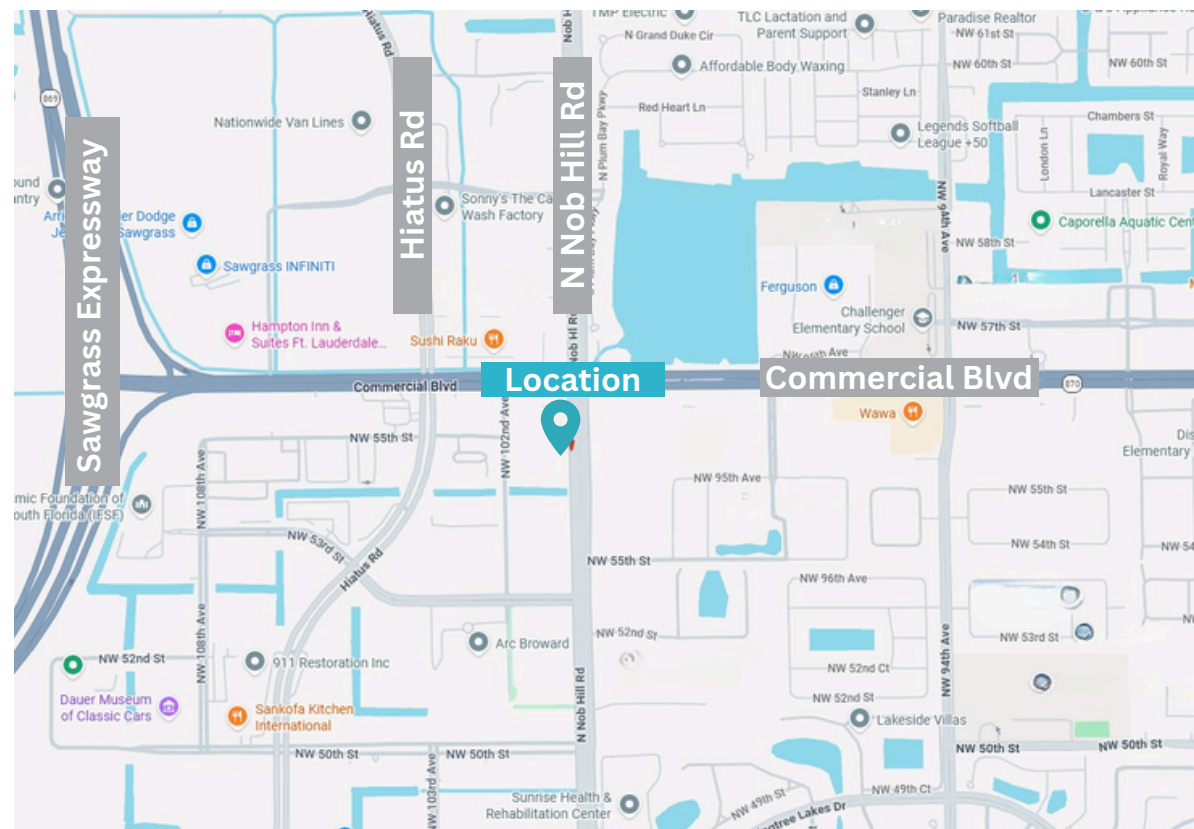
1,500 +/- SQFT

PROPERTY HIGHLIGHTS

ASKING PRICE

Terms Negotiable

- Located in Sunrise Commerce Park
- Highly functional office/warehouse
- 200 +/- SQFT office space
- 1 roll-up garage door
- 22' clear ceiling height
- 100% sprinkler system
- I-1 (Light Industrial zoning)
- Near Commercial Blvd
- Convenient access to Sawgrass Expressway, I-595, I-75, and Florida's Turnpike



TREC
Total Real Estate Consultants Inc.
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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, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.

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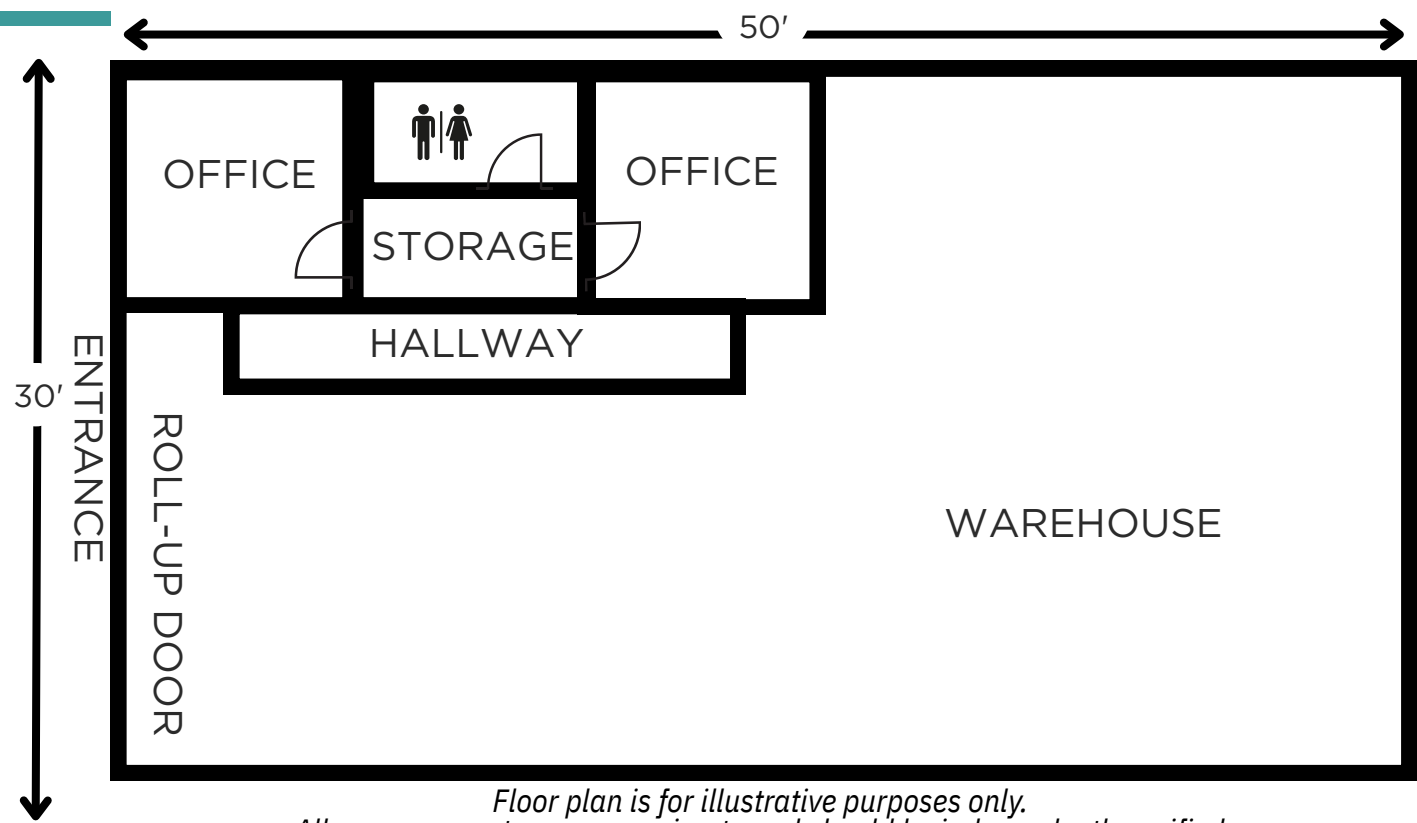


Images have been digitally altered to remove personal property and contents. No alterations to the physical features of the space are intended. Contact us to schedule an in-person tour.

AT A GLANCE

UNIT	1,500 +/- SQFT
ROLL- UP DOOR	YES
ZONING	I-1 (Light Industrial)
ACCESS	Sawgrass Expressway

FLOOR PLAN



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



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