

National Recycling, Inc.

933 Shotgun Road
Sunrise, FL 33326



The property is currently owned and operated by National Recycling, Inc. and global recycler of and supplier of high end plastics. The property was originally constructed in 1990 as part of a planned unit development and sold as individual condominium units.

The property is a single tenant unit and is constructed of concrete block and stucco with a bar joist roof structure and lightweight concrete deck. The roof is a classic composite roof with a metal mansard on the front of the building.

The property is dock height for easy loading and unloading and features abundant surface parking. There are three reserved spaces included with the unit. The property is built out with two private offices, conference room, kitchenette, reception area and features laminate wood floors throughout.

The property is located directly on Shotgun Road with quick easy access to the Sawgrass Expressway, I-75 and just minutes from the Florida Turnpike. Only 20 minutes to the Hollywood-Fort Lauderdale International Airport and Port Everglades. The property will be available with in thirty days of closing, or seller is willing to do a short term lease back to accommodate the buyer.

OFFERED FOR ONLY ~~\$625,000~~

Now only
\$599,000



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