



FOR SALE

OFFICE/WAREHOUSE CONDO



12509 NW 44th St. Coral Springs, FL 33065
CORAL SPRINGS CORPORATE PARK

- Corner Unit / 100% Under A/C
- Sprinkler System / Roll Up Garage Door
- 4 Executive Offices / Open Pen Work Area
- Break Room / 2 Bathrooms
- Hurricane Impact Glass Windows & Doors
- 21' Clear Ceiling / Lots of Parking
- Easy Access to Sawgrass Expy & Turnpike
- Association Fees: \$760/Month

Vacant within approx. 90 days

5,753 ±SQFT

~~\$925,000~~

\$898,720



JOE PELAYO / CCIM, SIOR
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954.224.8773

Note: This offering subject to errors, omissions, prior sales or withdrawal without notice

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

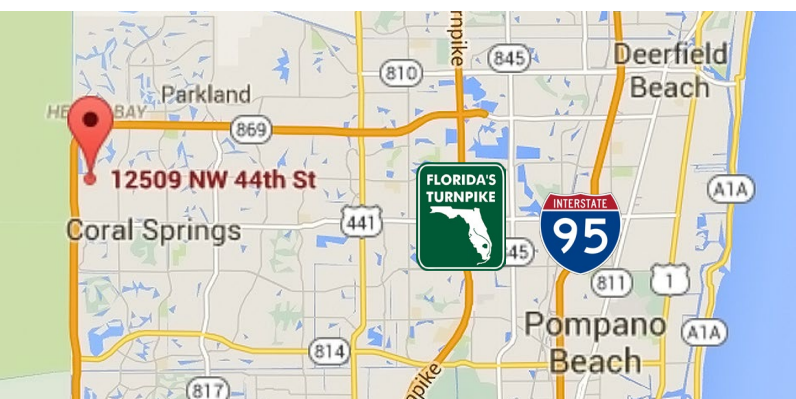
CoStar
POWERBROKER
 2006-2018 Top Firm Award



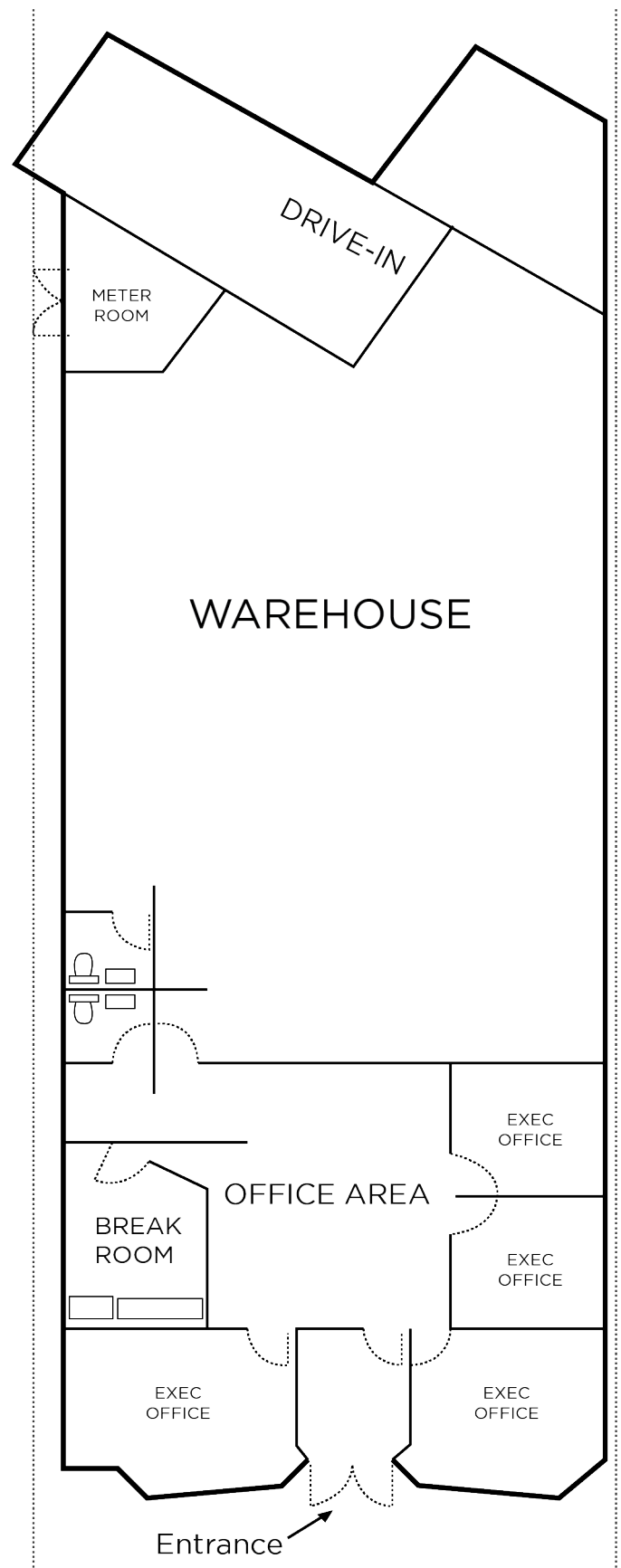
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CORAL SPRINGS CORPORATE PARK



Warehouse	2,765	±SQ FT
Office	1,514	±SQ FT
Concrete Mezzanine	1,473	±SQ FT
Total Building	5,753	±SQ FT



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