

OFFICE WAREHOUSE

FOR SALE

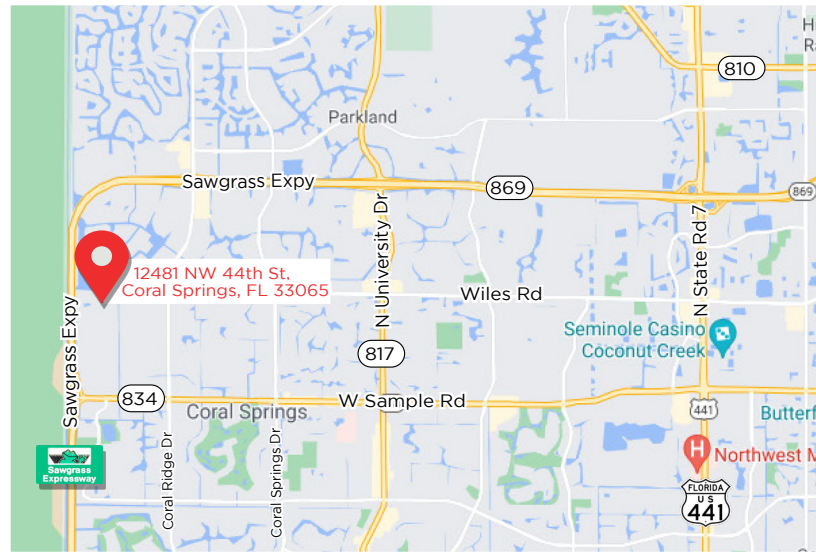
12481 NW 44th St, Coral Springs, FL 33065



CORAL SPRINGS CORPORATE CENTER CONDO UNIT

DOCK HIGH / DRIVE-IN DOORS

- 100% AC
- For Owner/User
- Upscale Office / Warehouse Condo
- Dock High / Drive-In Doors for Trucking
- Zoning IRD - Industrial Research & Development
- Tilt Up Concrete Walls & Roof
- 21' Clear Ceiling / 100% Sprinkler Fire System
- Impact Glass Windows & Doors Hurricane Resistant
- European / American Contemporary Architecture by Greco Design Studio
- Built by Courtyard Properties J. Vitolo 2006
- Quality Award Winner Builder, 30+ Years Experience
- Zig Zag Design for Corporate Image
- Tax \$14,717.19
- Association Fees \$1,000 Monthly



5,744 ±SQFT \$999,000



JOE PELAYO / CCIM, SIOR
trec@joepelayo.com
954.224.8773

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TREC
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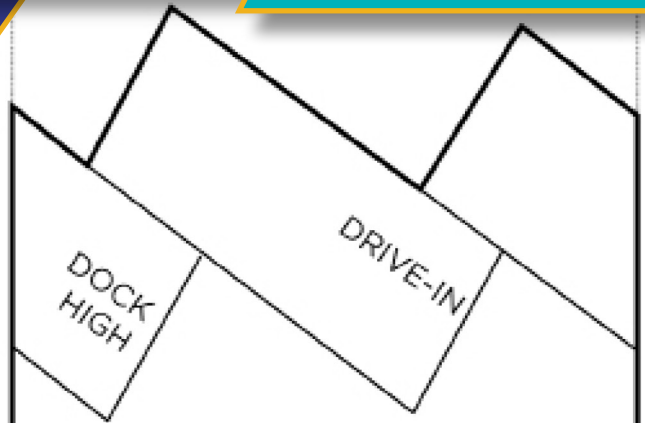
GEORGE PELAYO / RENE, MRP
georgetrec@joepelayo.com
954.482.1330



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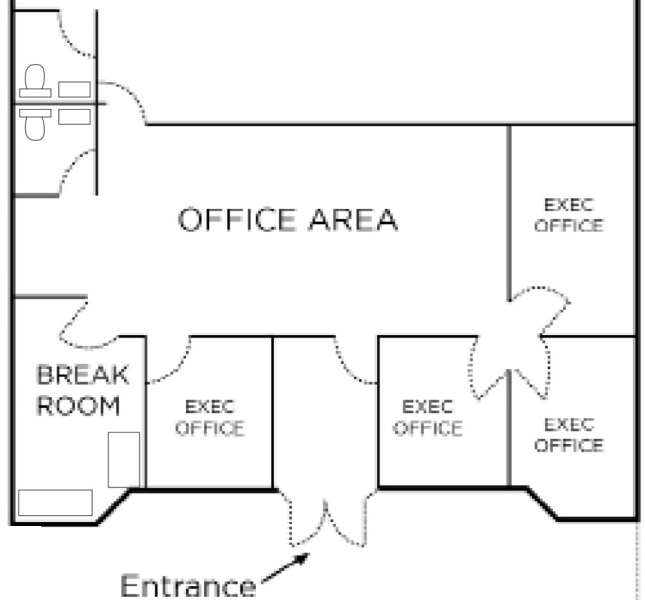
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WAREHOUSE 3,718.18 +/- SQ FT
OFFICE 1,263.20 +/- SQ FT

TOTAL FLOOR 4,441.38 +/- SQ FT
MEZZANINE 1,303.27 SQ FT

TOTAL BLDG. A. 5,744.65 +/- SQ FT



CORAL SPRINGS CORPORATE CENTER CONDO UNIT



- Tropical Landscaping
- Three phase electric 200 AMPS
- Northwest Broward, Coral Springs Corporate Park, Sample Rd to 124th Ave North to property
- Close to Sawgrass Expressway



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