

OFFICE | WAREHOUSE | **12,500** ±SQFT

FOR **SALE**

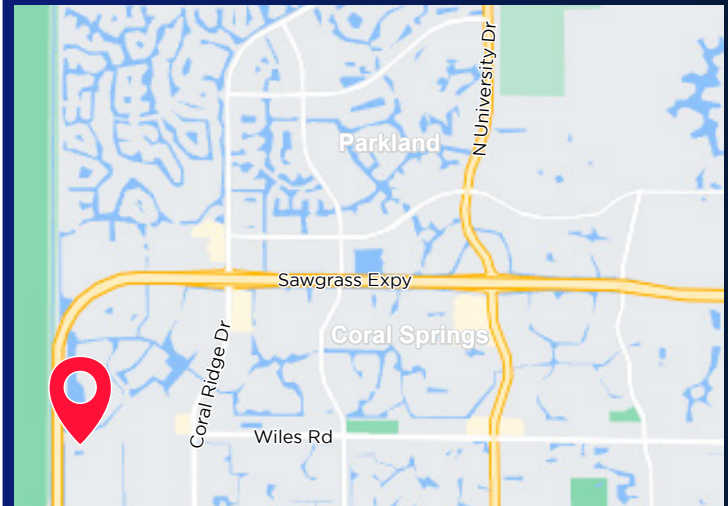
85% OFFICE CONDO | 15% WAREHOUSE



- Cathedral Ceiling Lobby / Big windows / Corporate look
- Built in 2004 / Office Warehouse Condo (fee \$1,784/M)
- Zoning IRD (Industrial, Research & Development)
- Corner Unit • Roll Up Garage Door
- 2 Easy Access to the Sawgrass Expwy/Turnpike
- Second floor elevator access
- Tax ID: 4841 18 AN 0010 • Tax \$14,540 (2020)



4450 NW 126th Avenue # 101
CORAL SPRINGS, FL 33071



\$2,689,899

CALL US!



JOE PELAYO / CCIM, SIOR
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TREC
Total Real Estate
Consultants Inc.
www.trecfl.com
954.341.3294

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#1 COMMERCIAL AGENT
IN # TRANSACTIONS **Sior**
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Note: This offering subject to errors, omissions,
prior sales or withdrawal without notice.

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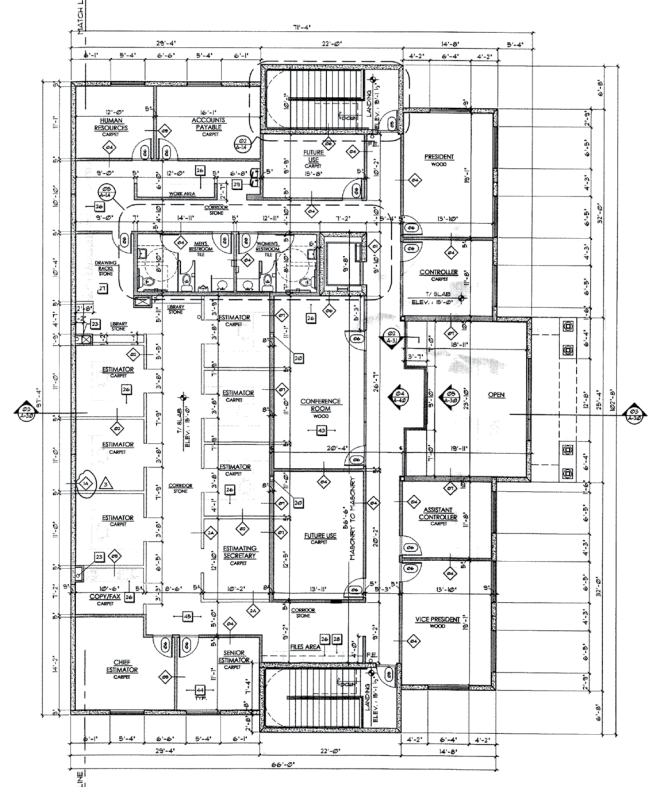
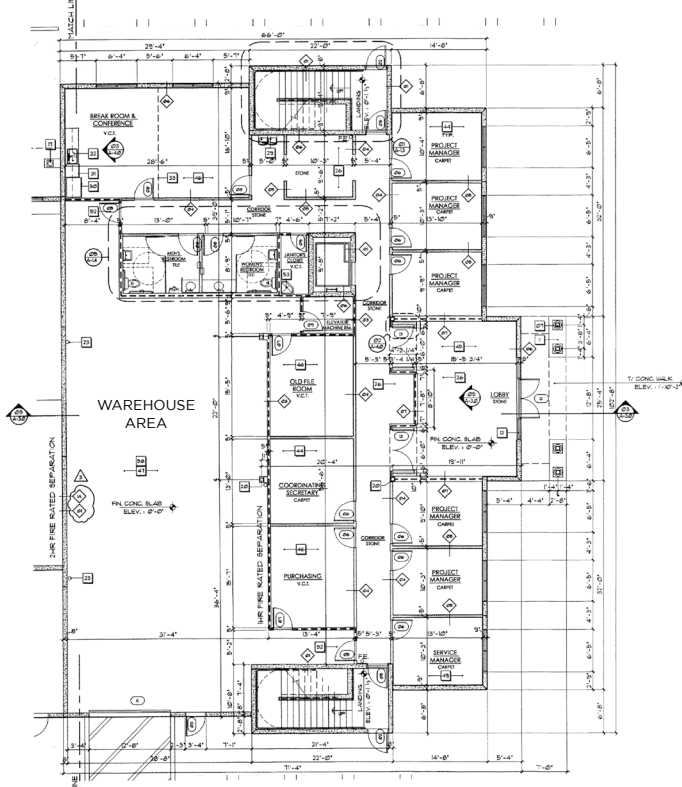


4450 NW 126 AVENUE #101, CORAL SPRINGS FL 33071

FIRST FLOOR

FLOOR PLAN

SECOND FLOOR



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