

Lease

2027 SHERMAN STREET unit-B, HOLLYWOOD FL 33020

2027 Sherman St # B Hollywood, FL 33020



LEASE RATE

\$25 SF/yr



[Click to view video](#)

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**Coldwell Banker
Commercial
Realty**

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OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (MG)
Building Size:	2,000 SF
Available SF:	2,000 SF
Lot Size:	16,065 SF
Number of Units:	1
Year Built:	1957
Renovated:	2020
Zoning:	SS
Market:	Hollywood FL
Submarket:	Hollywood FL

PROPERTY OVERVIEW

Property Overview: Premier Industrial Opportunity

Coldwell Banker Commercial Realty is pleased to present 2027 Sherman Street, Unit B, Hollywood, FL 33020—a highly functional, 2,000-square-foot industrial warehouse space designed to elevate your business operations. Positioned in the heart of Hollywood's thriving industrial corridor, this versatile asset offers a clean slate for a wide array of users, from logistics and e-commerce fulfillment to specialized trade contractors, creative studios, and light manufacturing.

Unit B seamlessly blends premium efficiency with unbeatable accessibility, making it an ideal destination for a business looking to establish, expand, or optimize its footprint in South Florida.

Fully climate-controlled flex bays featuring 20-foot clear heights, robust 3-phase power, and a clean 50/50 office split are exceptionally rare in the Hollywood submarket. Having been fully renovated in 2020, this turn-key asset represents a premium opportunity that will satisfy the operational demands of South Florida's most discerning tenants.

PROPERTY HIGHLIGHTS

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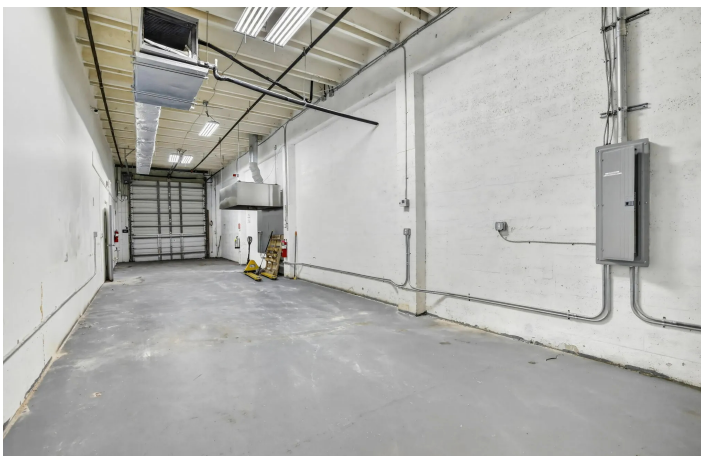
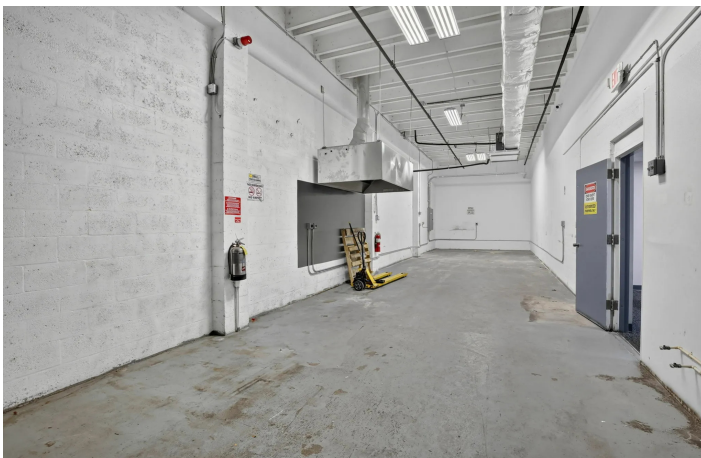
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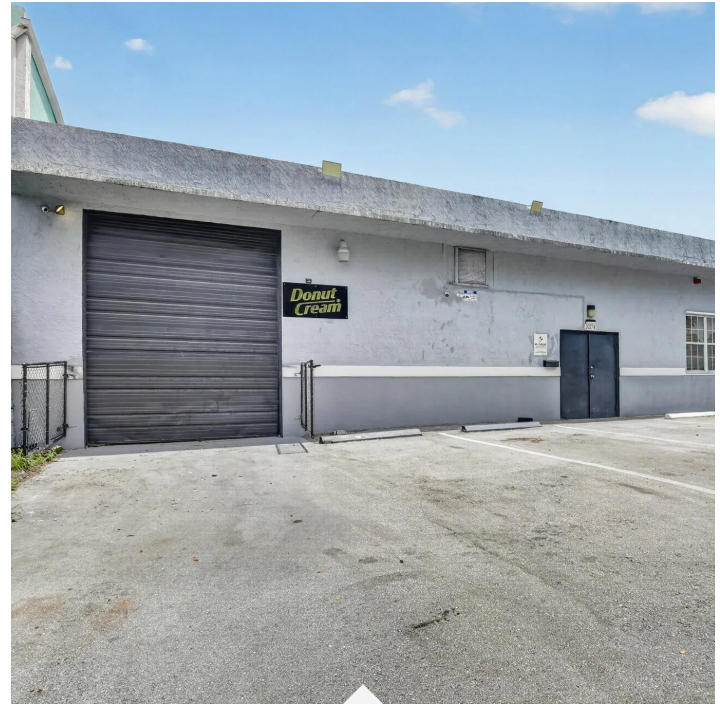
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Building Name	2027 SHERMAN STREET unit-B, HOLLYWOOD FL 33020
Property Type	Industrial
Property Subtype	Manufacturing
APN	514203101370
Building Size	2,000 SF
Lot Size	16,065 SF
Building Class	C
Year Built	1957
Year Last Renovated	2020
Number of Floors	1
Average Floor Size	2,000 SF
Number of Buildings	1



Property Overview: Premier Industrial Opportunity

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- **Location & Connectivity Advantage**
- Location is everything, and 2027 Sherman Street delivers uncompromised connectivity. Situated in a high-demand, low-vacancy industrial pocket of Hollywood, this property places your business minutes from major South Florida transit arteries.
- **Rapid Highway Access:** Immediate proximity to I-95, the Florida Turnpike, and State Road 7, facilitating effortless regional distribution across Broward, Miami-Dade, and Palm Beach counties.
- **Air & Sea Port Proximity:** Strategically located just minutes from Fort Lauderdale-Hollywood International Airport (FLL) and Port Everglades, minimizing transit times and supply chain friction.

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Lease Rate

\$25 SF/YR

PROPERTY INFORMATION

Property Type

Industrial

Property Subtype

Manufacturing

Zoning

SS

Lot Size

16,065 SF

APN #

514203101370

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

LOCATION INFORMATION

Building Name

2027 SHERMAN STREET
unit-B, HOLLYWOOD FL
33020

Street Address

2027 Sherman St # B

City, State, Zip

Hollywood, FL 33020

County

Broward

Market

Hollywood FL

Sub-market

Hollywood FL

BUILDING INFORMATION

Building Size

2,000 SF

Building Class

C

Tenancy

Single

Number of Drive in Bays

1

Ceiling Height

20 ft

Minimum Ceiling Height

20 ft

Number of Floors

1

Average Floor Size

2,000 SF

Year Built

1957

Year Last Renovated

2020

Number of Buildings

1

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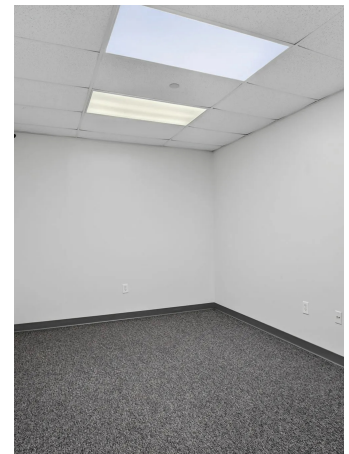
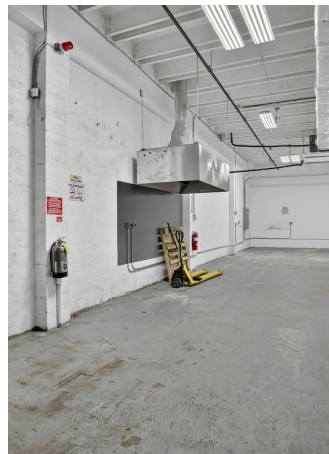
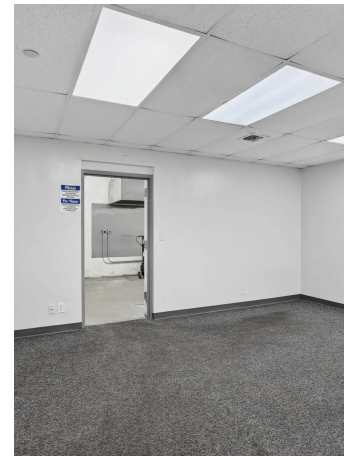
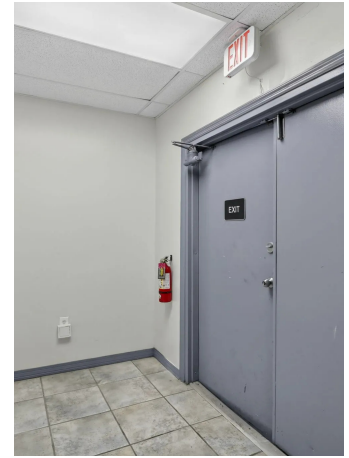
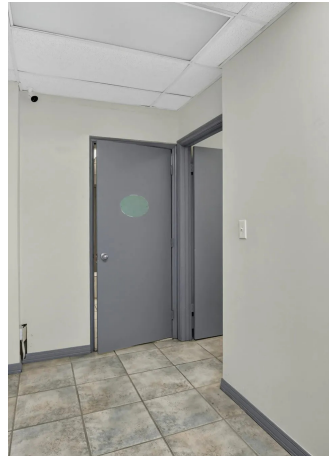


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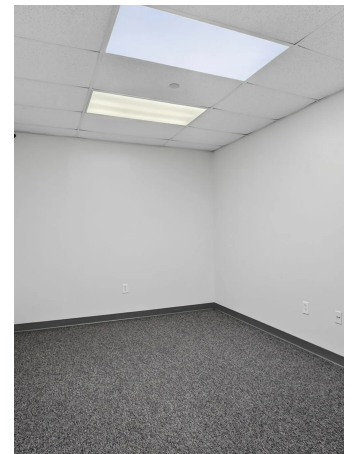
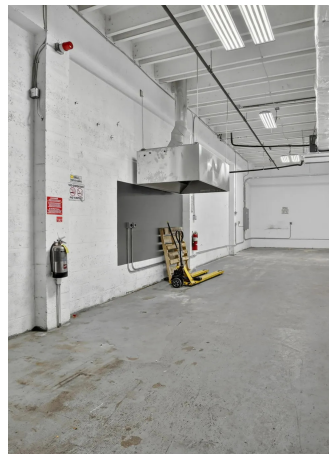
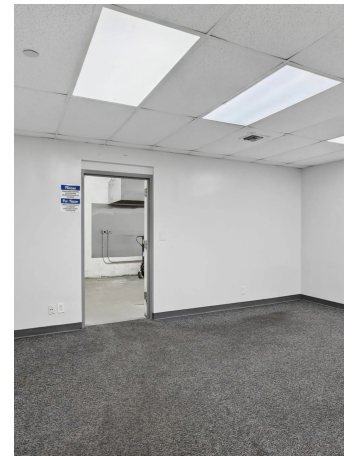
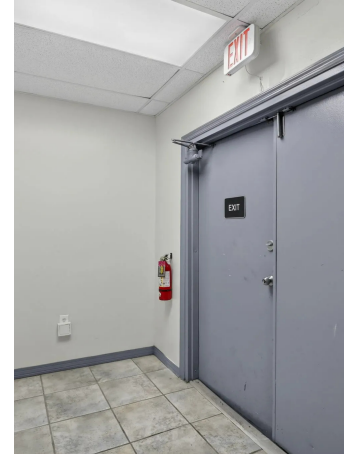
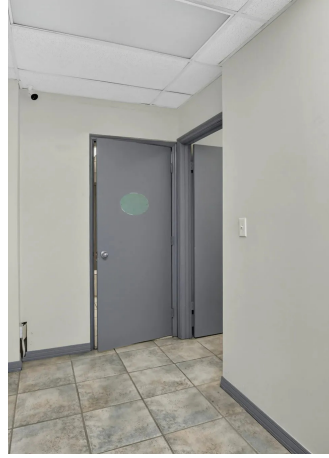


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Property Overview: Premier Industrial / Flex Opportunity

Coldwell Banker Commercial Realty is pleased to present **2027 Sherman Street, Unit B, Hollywood, FL 33020**—a highly functional, 2,000-square-foot industrial warehouse and flex space engineered to elevate your business operations. Positioned in the heart of Hollywood’s thriving, low-vacancy industrial corridor, this versatile Class C asset offers an ideal, turnkey environment for a wide array of users, including logistics, e-commerce fulfillment, specialized trade contractors, and light manufacturing.

Unit B features a highly desirable **50% office and 50% warehouse layout**, combining professional administrative space with robust industrial capabilities. Uniquely, the **entire facility is fully air-conditioned**, providing climate-controlled comfort across both the office sectors and the warehouse floor. Offered at **\$25.00/SF/Yr on a Modified Gross (MG) lease structure**, this property stands as a premier destination for businesses looking to establish, expand, or optimize their footprint in the South Florida market.

Executive Summary & Property Features

- **Flexible 2,000 SF Footprint:** Perfectly split into 1,000 SF of premium office space and 1,000 SF of fully air-conditioned warehouse space.
- **Professional Office Entry:** The property features a prominent main entrance equipped with secure double metal doors, opening directly into a welcoming office reception area.
- **Optimized Workspaces:** Includes four private offices and two restrooms designated for common area use, making it highly inviting for staff and visiting clients alike.
- **Impressive Technical Specs:** Boasts an expansive **20-foot clear ceiling height** that maximizes vertical storage and racking capacity.
- **Heavy Commercial Power:** Outfitted with a high-capacity **Siemens 3-phase commercial electrical system delivering 200 Amps**, ready to handle heavy machinery and specialized equipment.
- **Streamlined Roll-Up Access:** The warehouse portion includes a dedicated drive-in bay featuring a roll-up door that measures approximately 9 feet wide by 12 feet high, ensuring smooth loading and seamless inventory management.

Technical Specifications Table

Metric	Property Specification
Asset Address	2027 Sherman Street, Unit B, Hollywood, FL 33020

Total Available Size	2,000 SF
Lease Rate & Type	\$25.00 / SF / Yr — Modified Gross (MG)
Property Subtype	Industrial / Warehouse / Flex (Manufacturing)
Zoning	SS (Special System / Industrial)
Office/Warehouse Split	50% Office / 50% Warehouse
Clear Ceiling Height	20 Feet
Power Supply	Siemens 3-Phase Commercial // 200 Amps
HVAC Capabilities	100% Fully Air-Conditioned (Office & Warehouse)
Drive-In Bays	1 Grade-Level Bay (Roll-Up Door: approx. 9'W x 12'H)
Year Built / Renovated	Built in 1957 // Fully Renovated in 2020
Assessor Parcel Number (APN)	# 514203101370

Location & Connectivity Advantage

Situated within a high-demand Broward County industrial pocket, 2027 Sherman Street delivers uncompromised regional connectivity. The property places businesses mere minutes from major South Florida transit arteries:

- **Rapid Highway Access:** Immediate proximity to I-95, the Florida Turnpike, and State Road 7, facilitating effortless logistics and distribution across Broward, Miami-Dade, and Palm Beach counties.
- **Global Transit Access:** Strategically located just minutes from **Fort Lauderdale-Hollywood International Airport (FLL)** and **Port Everglades**, minimizing regional transit times and supply chain friction.

: Fully climate-controlled flex bays featuring 20-foot clear heights, robust 3-phase power, and

a clean 50/50 office split are exceptionally rare in the Hollywood submarket. Having been fully renovated in 2020, this turn-key asset represents a premium opportunity that will satisfy the operational demands of South Florida's most discerning tenants.