



FOR SALE

Headquarters Flex, Office/Industrial Opportunity

Broward Lakes Business Park, Building G
735, 737 & 739 Shotgun Rd, Sunrise, FL 33326

Prepared by:

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Marketing Overview

A unique opportunity to acquire up to three contiguous flex industrial condominium units within Broward Lakes Business Park totaling 6,885 SF. The offering combines professional office improvements with warehouse functionality, grade-level loading and flexible ownership options in an accessible Sunrise location near I-75, I-595 and the Sawgrass Expressway.

Property Highlights

- Three purchase configurations: Unit 735 individually, Units 737 and 739 together, or all three units combined.
- $\pm 22'$ clear ceiling height.
- Three $\pm 12' \text{ H} \times 10' \text{ W}$ grade-level, overhead doors.
- Existing non-air-conditioned warehouse areas with potential to expand.
- Five assigned parking spaces per unit, for up to 15 assigned spaces across all three units.
- Recently replaced roof.
- Association dues estimated at \$7.82/SF annually.
- Zoning: I-1 Light Industrial District.*

* Purchaser shall independently verify zoning, permitted uses, approvals, and suitability for its intended use.

Priced at

\$2,555,000



± 2,295_{SF}

Unit 735

± 4,590_{SF}

Units 737 & 739

± 6,885_{SF}

All Three Units

Three Purchase Scenarios Available

Option 1 | Unit 735 | \$852,000

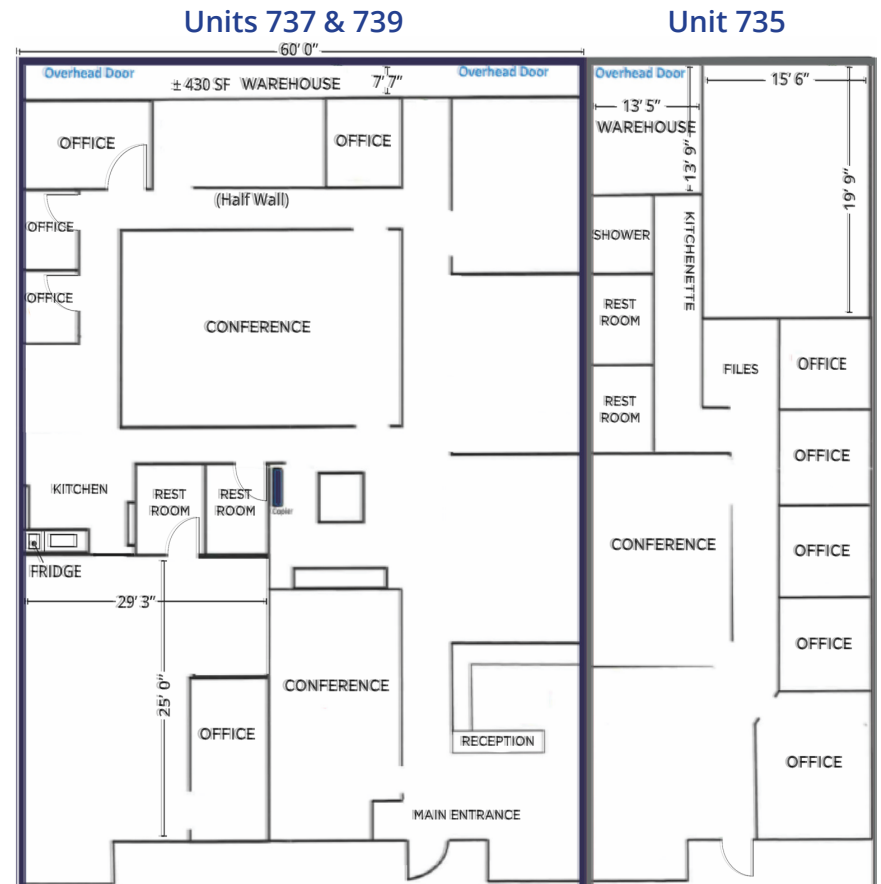
- ±2,295 SF total area
- ±185 SF existing non-air-conditioned warehouse area
- One grade-level overhead door ±12' H x 10' W
- Five assigned parking spaces
- Available for individual purchase
- Potential to expand warehouse area
- Back-up generator transfer switch

Option 2 | Units 737 & 739 | \$1,705,000

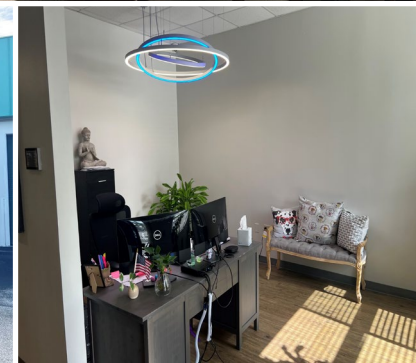
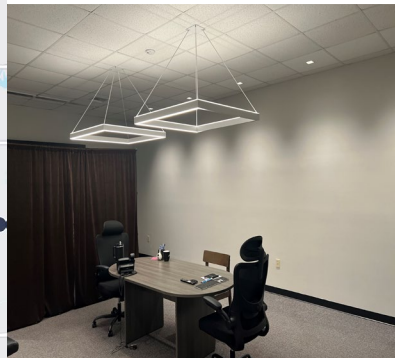
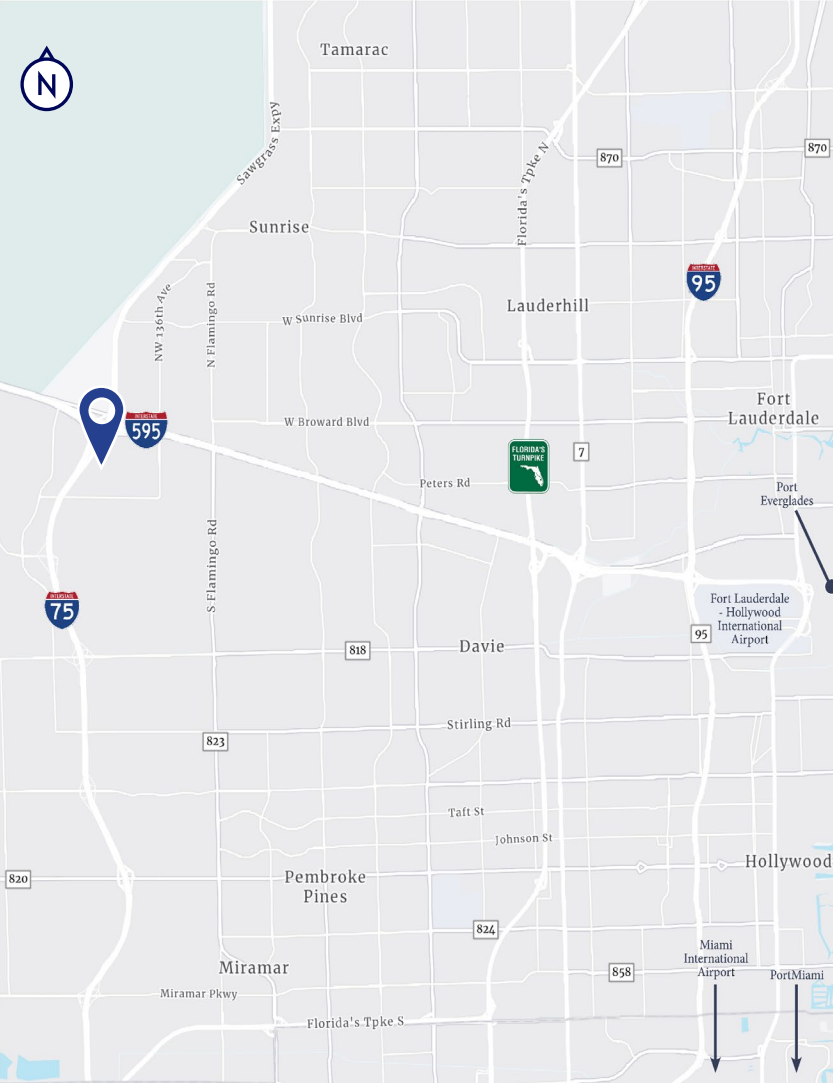
- ±4,590 SF combined area
- ±430 SF combined existing non-air-conditioned warehouse area
- Two total grade-level overhead doors ±12' H x 10' W
- Ten total assigned parking spaces
- Potential to expand warehouse area

Option 3 | Units 735, 737 & 739 | \$2,555,000

- ±6,885 SF combined area
- ±615 SF combined existing non-air-conditioned warehouse area
- Three total grade-level overhead doors ±12' H x 10' W
- Fifteen total assigned parking spaces
- Maximum flexibility for headquarters operation



Floor plan not to scale. All measurements are approximate and subject to verification by Purchaser.



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