



PROPERTY DETAILS

- Prime warehouse space in the heart of Northwest Broward
- Bays 1-2: 7,895 SF
- 27% Office
- Est. 2026 CAM: \$8.57
- 100% AC'd
- 2 Dock-High Door
- 22' Clear Height
- Fully Sprinklered
- 3-phase Power
- Parking Ratio: 3.14/1,000 SF
- Zoned PCD, City of Coconut Creek
- Strategically located in proximity to Sawgrass Expressway (SR869), Wiles Road, Florida Turnpike, and SR-7

ABOUT PROPERTY



**PRICE**  
\$21.00 NNN



**YEAR BUILT**  
2003



**AVAILABLE SF**  
7,895 SF



**PARKING**  
3.14/1,000 SF



**LOCATION**  
Coconut Creek, FL

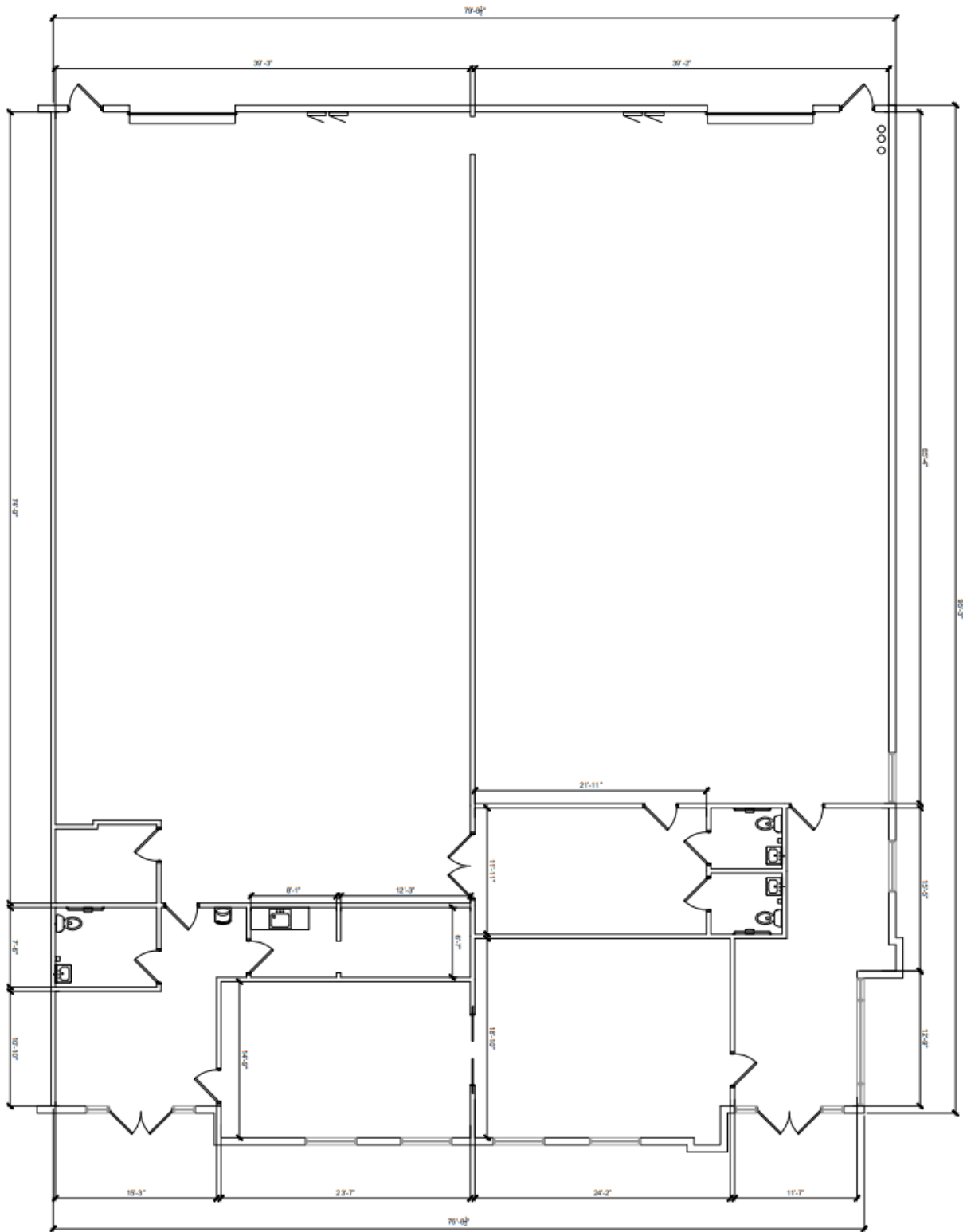
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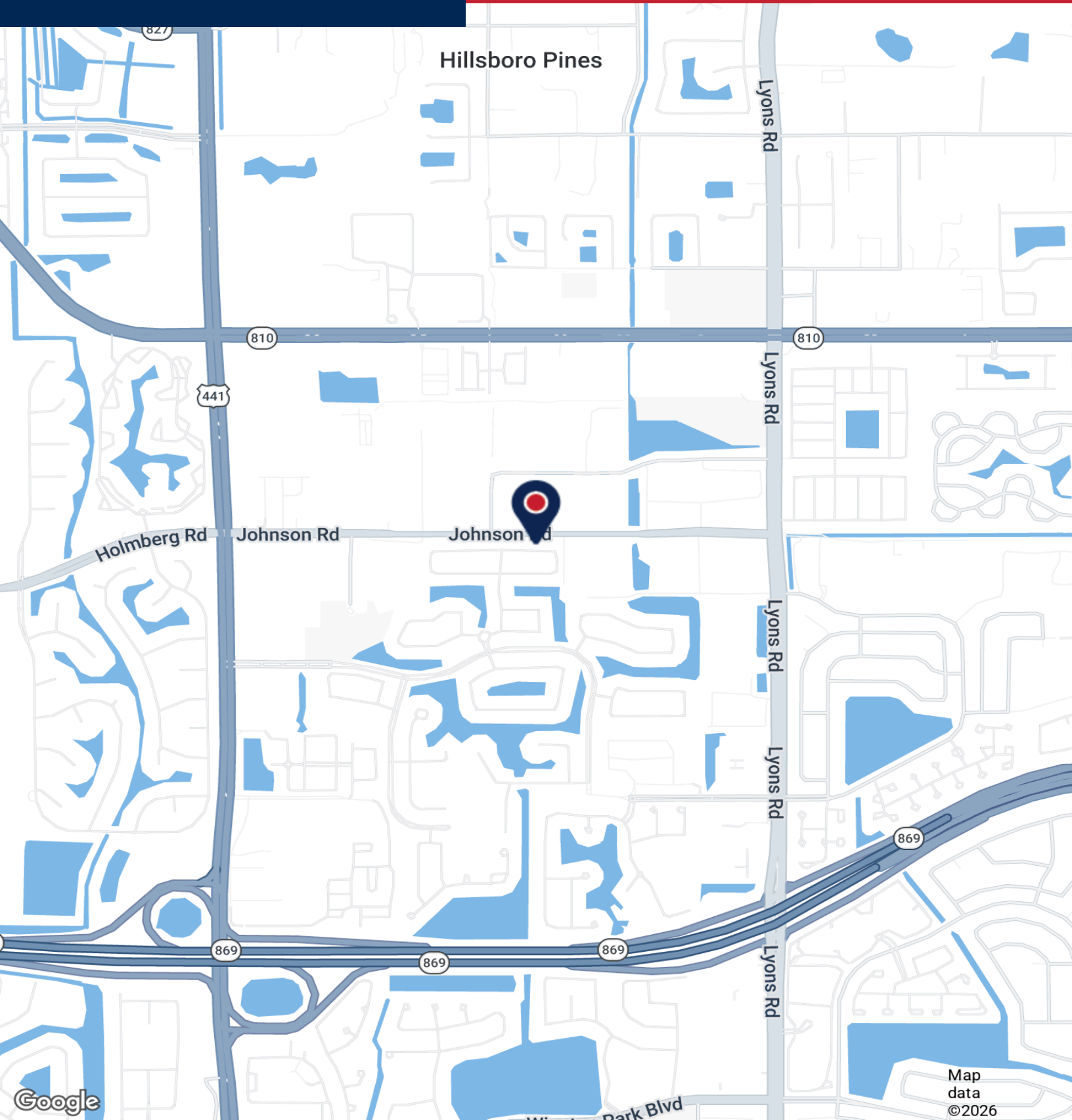
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