



### PROPERTY DETAILS

- Prime warehouse space in the heart of Northwest Broward.
- Bay 7: 3,907 SF
- 1,400 SF of Office
- \$21.00 NNN
- Est. 2026 CAM: \$8.57
- 1 Dock-High Door
- 22' Clear Height
- Fully AC'd
- 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**  
3,907 SF



**PARKING**  
3.14/1,000 SF



**LOCATION**  
Coconut Creek, FL

For more information:

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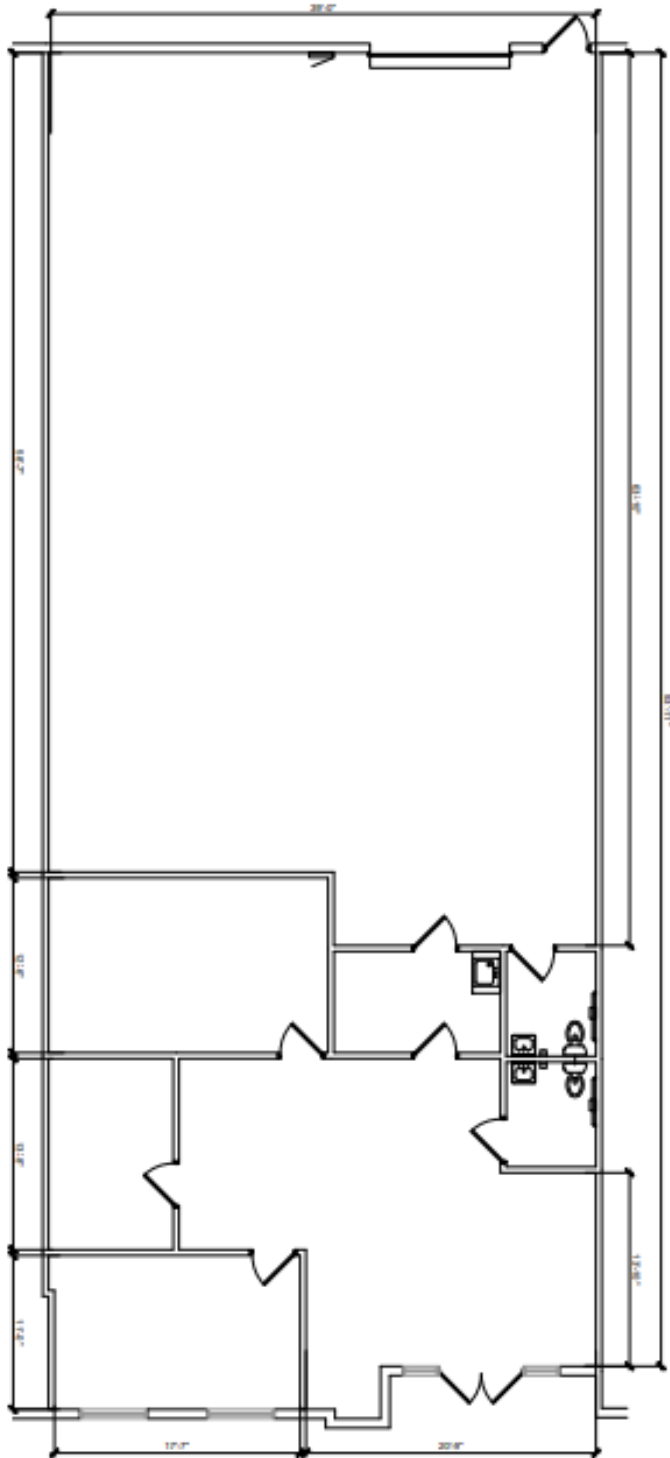
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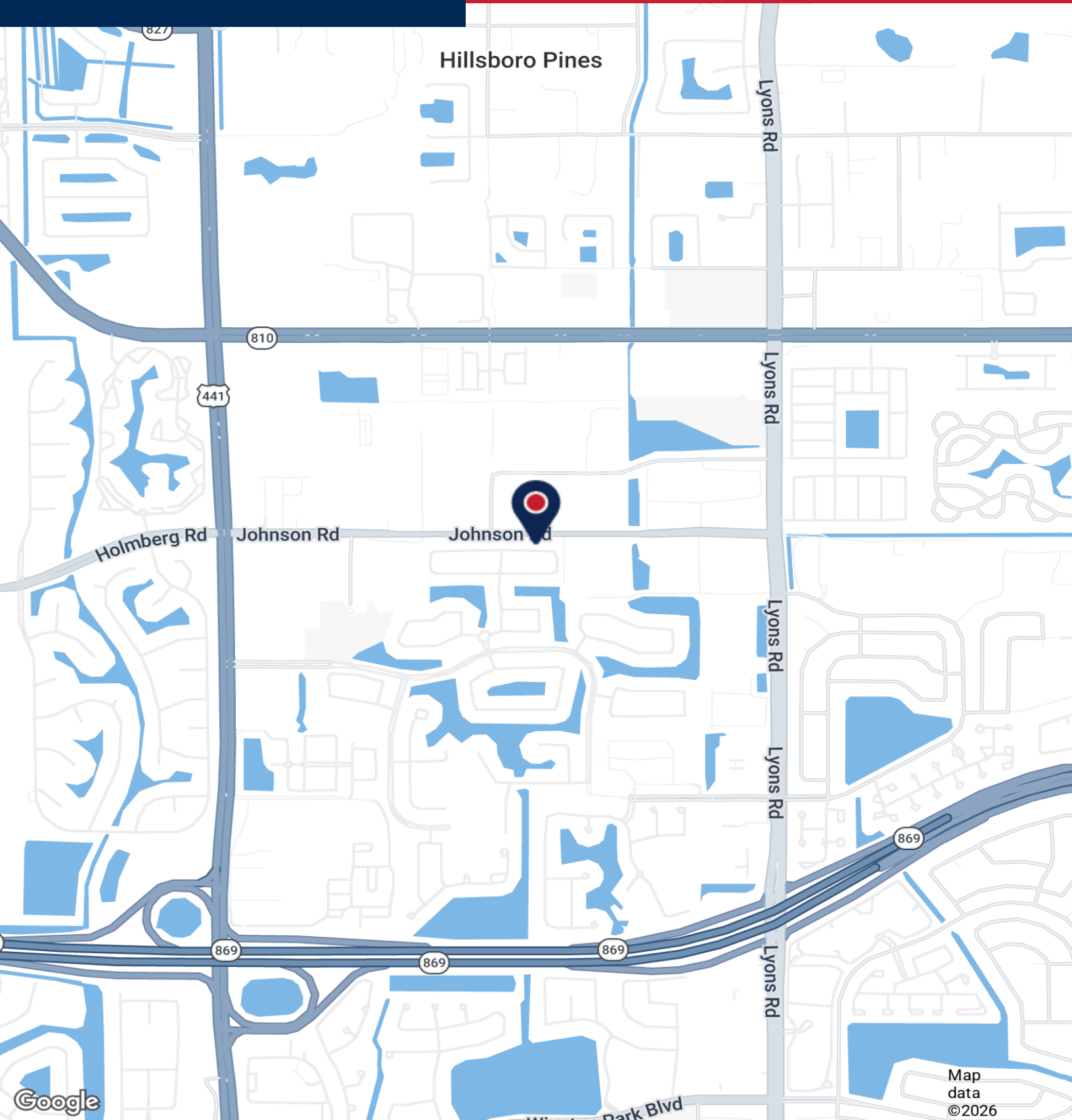
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