



PROPERTY DETAILS

- Prime warehouse space in the heart of Northwest Broward
- Bay 8: 3,323 SF
- 60% SF of Office
- Est. 2026 CAM: \$8.57
- 1 Grade Level 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
3,323 SF



PARKING
3.14/1,000 SF



LOCATION
Coconut Creek, FL

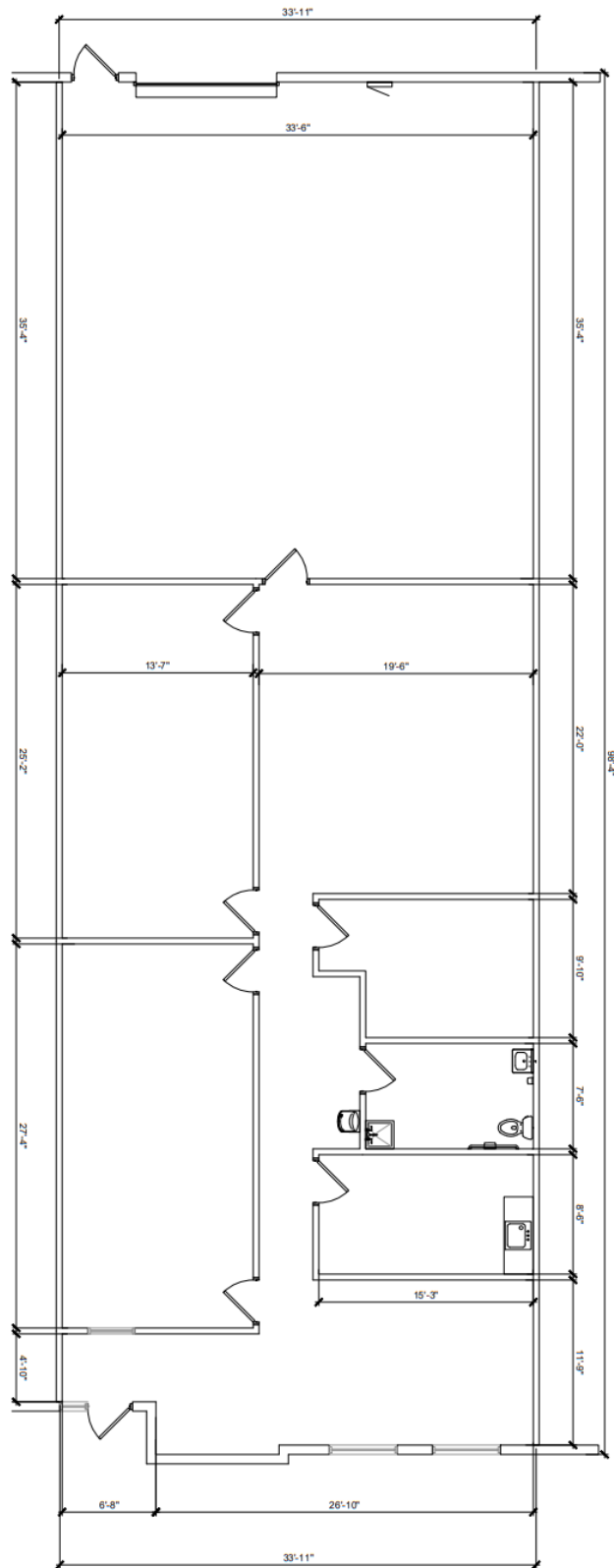
For more information:

Lawrence Oxenberg
954.652.2017 | loxenberg@Bergercommercial.Com
bergercommercial.com

Daniel Forman
954.652.2004 | Dforman@Bergercommercial.Com

Keith R. Graves, CCIM, SIOR
954.652.2031 | Kgraves@Bergercommercial.Com





For more information:

Lawrence Oxenberg

954.652.2017 | Loxenberg@Bergercommercial.Com

bergercommercial.com

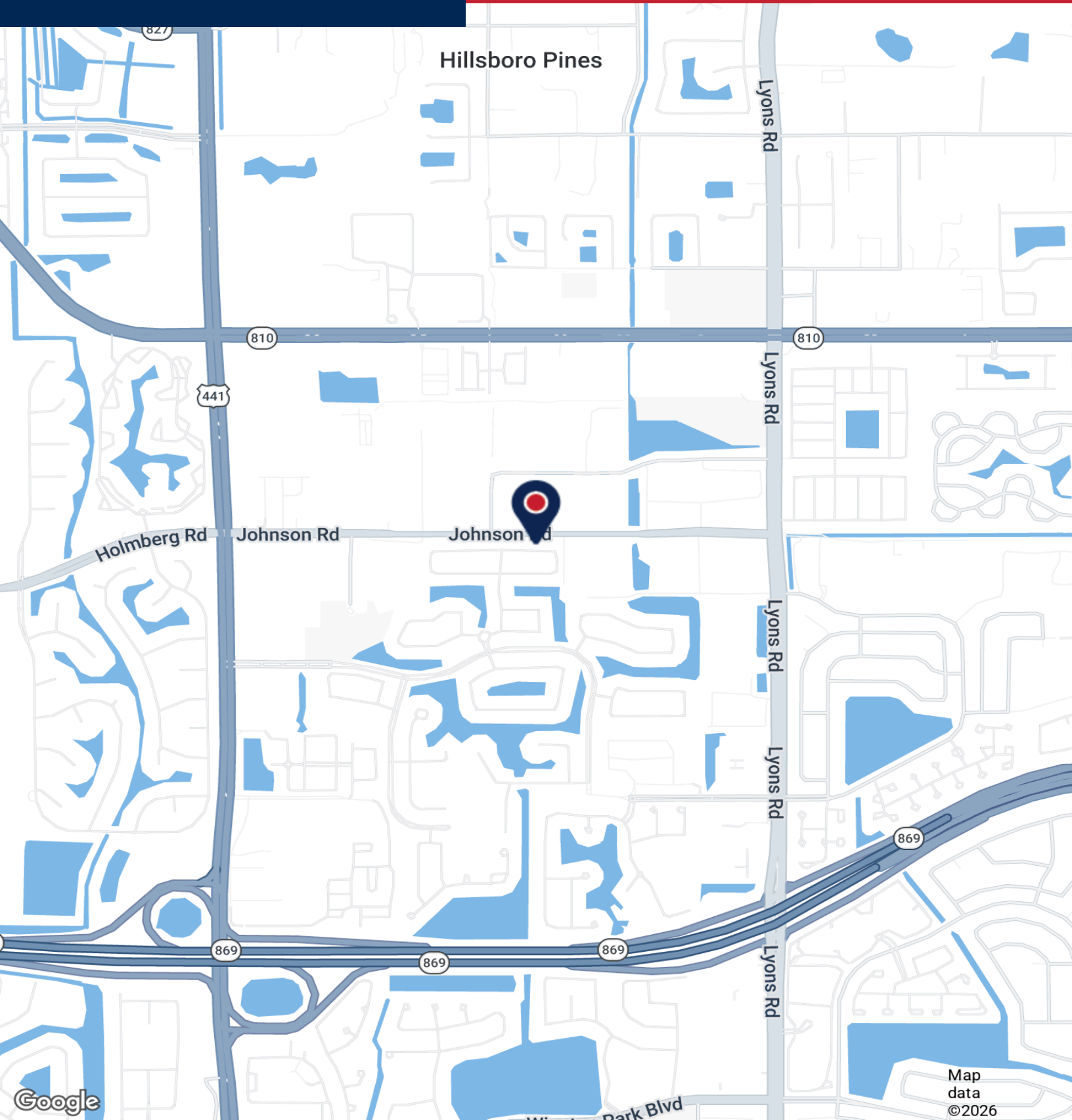
Daniel Forman

954.652.2004 | Dforman@Bergercommercial.Com

Keith R. Graves, CCIM, SIOR

954.652.2031 | Kgraves@Bergercommercial.Com





Google

Map data ©2026

For more information:

Lawrence Oxenberg

954.652.2017 | Loxenberg@Bergercommercial.Com

bergercommercial.com

Daniel Forman

954.652.2004 | Dforman@Bergercommercial.Com

Keith R. Graves, CCIM, SIOR

954.652.2031 | Kgraves@Bergercommercial.Com

