

±11,875 SF OFFICE/WAREHOUSE FOR SALE

CORAL SPRINGS CORPORATE PARK

3561 NW 126th Avenue

CORAL SPRINGS, FLORIDA 33065



PROPERTY HIGHLIGHTS:

- **±11,875 SF office/warehouse building**
- **±6,500 SF warehouse and ±5,400 SF office**
- **±2.226 acres with 50% enclosed outside storage yard**
- **Twin-T roof deck coated with silicone, with 8 years left on warranty**
- **40-year inspection just completed**
- **26 parking spaces plus 2 handicap spaces**
- **400 amp, 240 volt power**
- **Zoned: IRD, City of Coral Springs**
- **Great Coral Springs location within minutes to FL Toll 869-Sawgrass Expressway**

CONTACT:

Franklin B. Morrison, Principal

954 801 0830

frank@weavermorrison.com

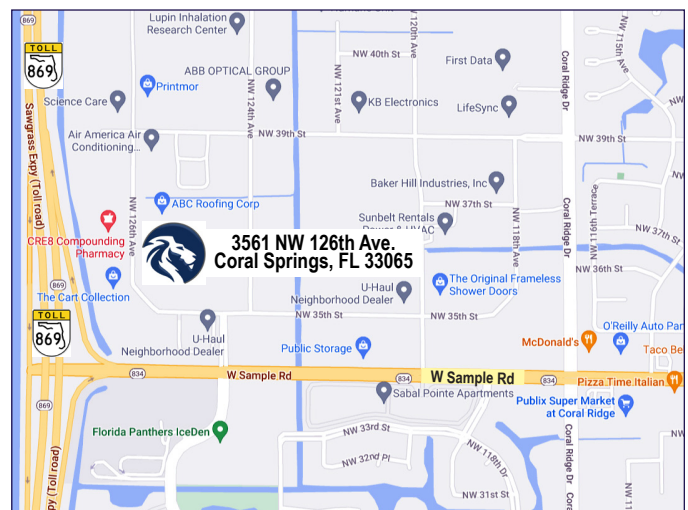
WEAVER • MORRISON



COMMERCIAL REAL ESTATE

Price Reduced:

\$4,500,000



WEAVER • MORRISON COMMERCIAL REAL ESTATE

2972 NW 60th Street • Fort Lauderdale, FL 33309

954 686 9300

www.weavermorrison.com

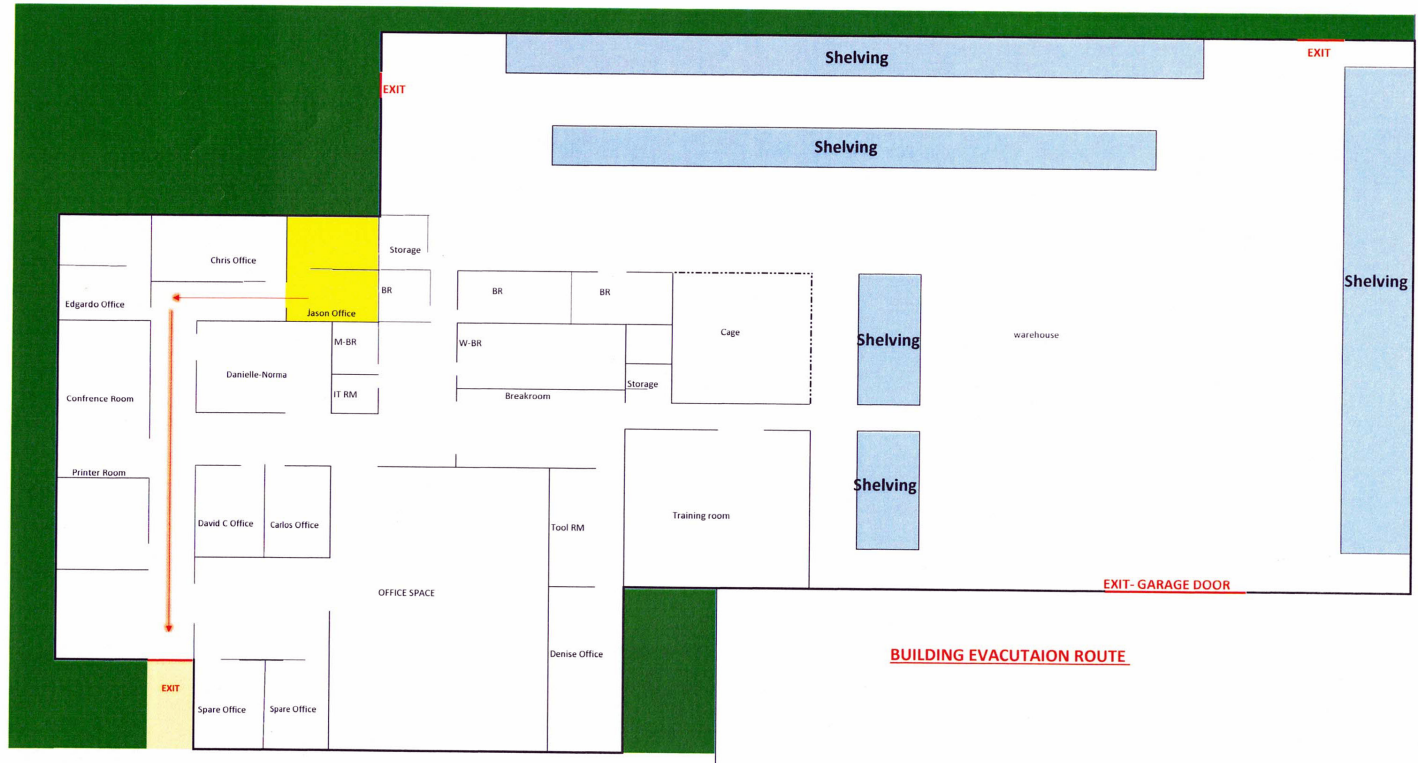
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

±11,875 SF OFFICE/WAREHOUSE FOR SALE

CORAL SPRINGS CORPORATE PARK

3561 NW 126th Avenue

CORAL SPRINGS, FLORIDA 33065



WEAVER • MORRISON



COMMERCIAL REAL ESTATE

Franklin B. Morrison, Principal

954 801 0830

frank@weavermorrison.com

±11,875 SF OFFICE/WAREHOUSE FOR SALE

CORAL SPRINGS CORPORATE PARK

3561 NW 126th Avenue

CORAL SPRINGS, FLORIDA 33065



WEAVER • MORRISON



COMMERCIAL REAL ESTATE

Franklin B. Morrison, Principal

954 801 0830

frank@weavermorrison.com