

INDUSTRIAL VACANT LOT WAREHOUSE



NW 108TH AVENUE, SUNRISE, FL 33351

READY TO BUILD/FULLY ENTITLED, ZONED I-1

This prime vacant lot presents a remarkable investment opportunity at the prominent intersection of the Sawgrass Expressway and West Commercial Boulevard. Boasting direct frontage on the Sawgrass Expressway, with a staggering daily traffic volume of 99,129 vehicles, this property offers unparalleled visibility and branding prospects for prospective buyers. Its strategic location, an ideal canvas for businesses seeking to establish a prominent presence in this thriving commercial corridor.



Monica Cataluña-Shand

Owner/Broker

954-812-1831

monica@korescorp.com

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OFFERING SUMMARY

Sale Price:	\$4,341,400
Lot Size:	108,535 SF
Zoning:	I-1
Total Building Area:	32,577 SF
Dock-Hi Doors:	3
Clear Height:	30'
Parking Spaces:	40
Power:	3-Phase
VPD:	99,129

PROPERTY OVERVIEW

The vacant land is located at the corner of West Commercial Blvd. and The Sawgrass Expressway just minutes away from some of Broward County's most popular attractions including: the popular tourist shopping attraction Sawgrass Mills Mall, the BB&T event & convention center and the American Express Corporate office complex. Easy highway access and only 20 minutes from Fort Lauderdale International Airport and Port Everglades



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- Offers direct frontage on the Sawgrass Expressway
- 99,129 VPD providing excellent visibility and branding opportunities
- Total Building Area Is +/- 32,577 SF
- 108,535 SF Lot
- 3 Dock High Loading Doors
- 30' Clear Height
- 40 Surface Parking Spaces
- I-1 Light Industrial Zoning Allows A Variety of Uses
- 3-Phase Power



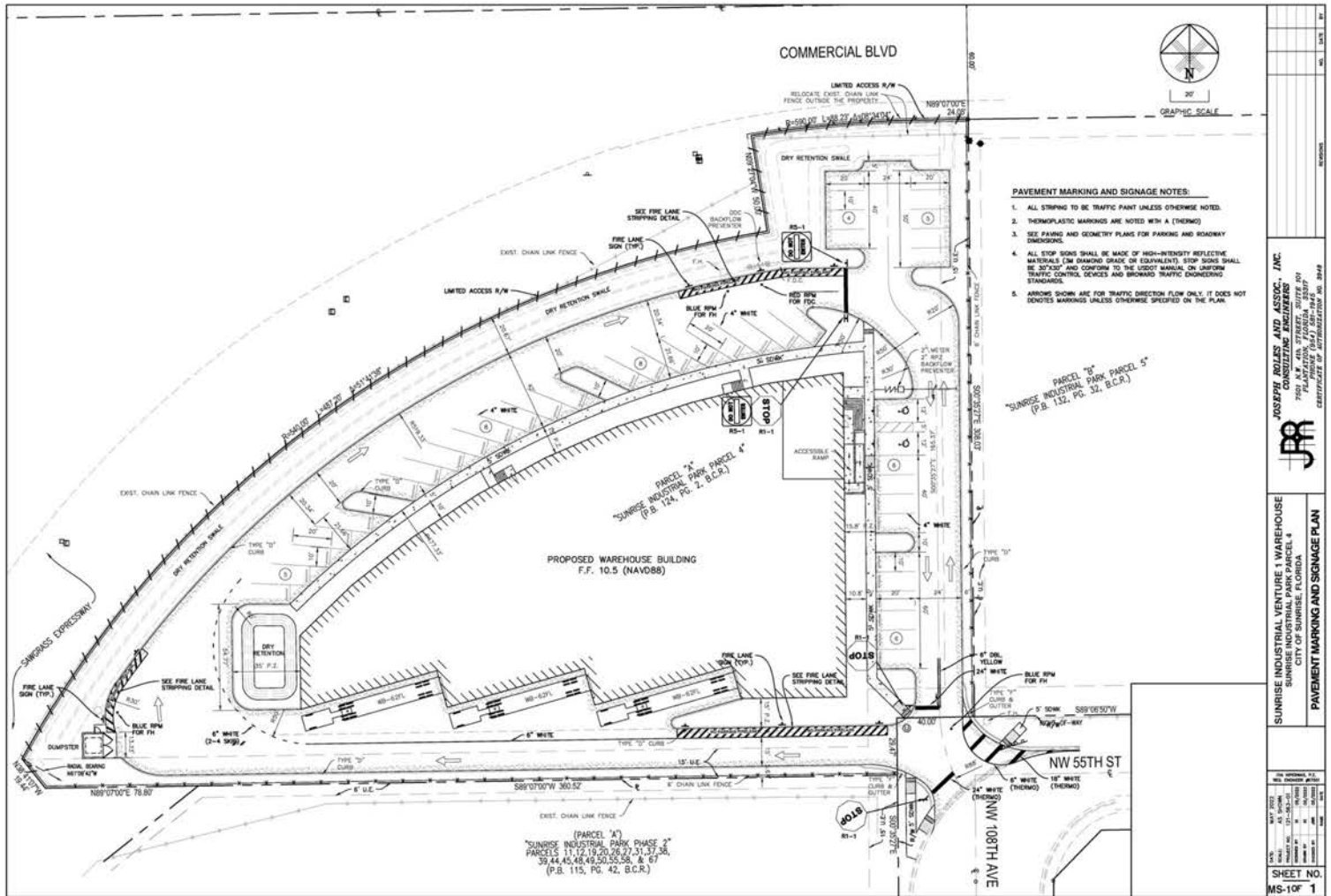
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JOSEPH BOLES AND ASSOC., INC. CONSULTING ENGINEERS 7800 N.W. 47th STREET, SUITE 501 MIAMI, FLORIDA 33150 CERTIFICATE OF REGISTRATION NO. 3948	
SUNRISE INDUSTRIAL VENTURE 1 WAREHOUSE SUNRISE INDUSTRIAL PARK PARCEL 4 CITY OF SUNRISE, FLORIDA PAVEMENT MARKING AND SIGNAGE PLAN	
DATE: 08/20/2022 DRAWN BY: JTB CHECKED BY: JTB PROJECT NO.: 22-001	SHEET NO. MS-10F 1

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Trusted Commercial Real Estate Services for Over 25 Years

CONTACT INFORMATION:



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