

INDUSTRIAL AVAILABLE FOR LEASE

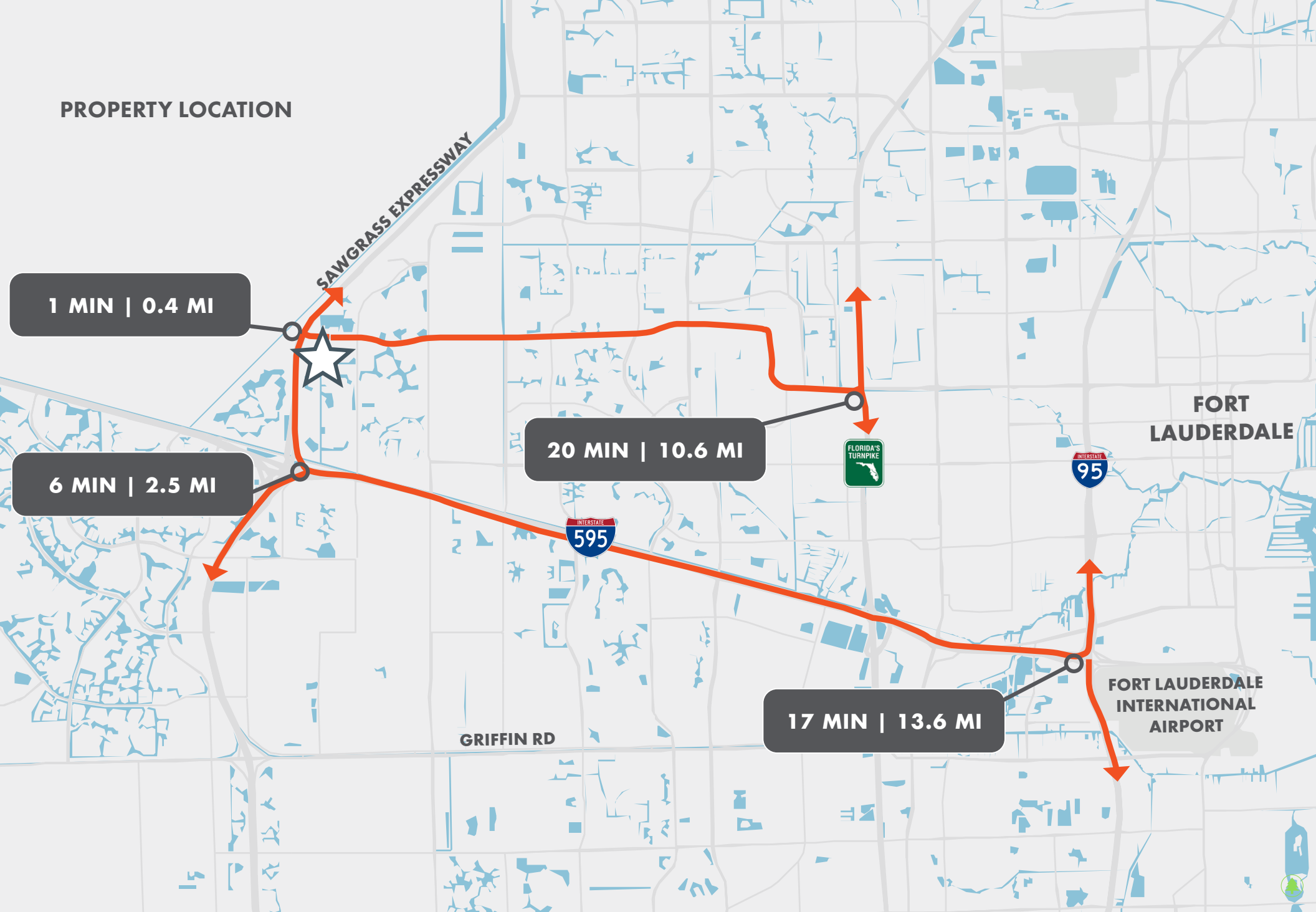


1251 SAWGRASS CORPORATE PKWY | SUNRISE, FL

± 27,000 SF AVAILABLE FOR LEASE

FOUNDRY
COMMERCIAL

PROPERTY LOCATION



BUILDING INFORMATION

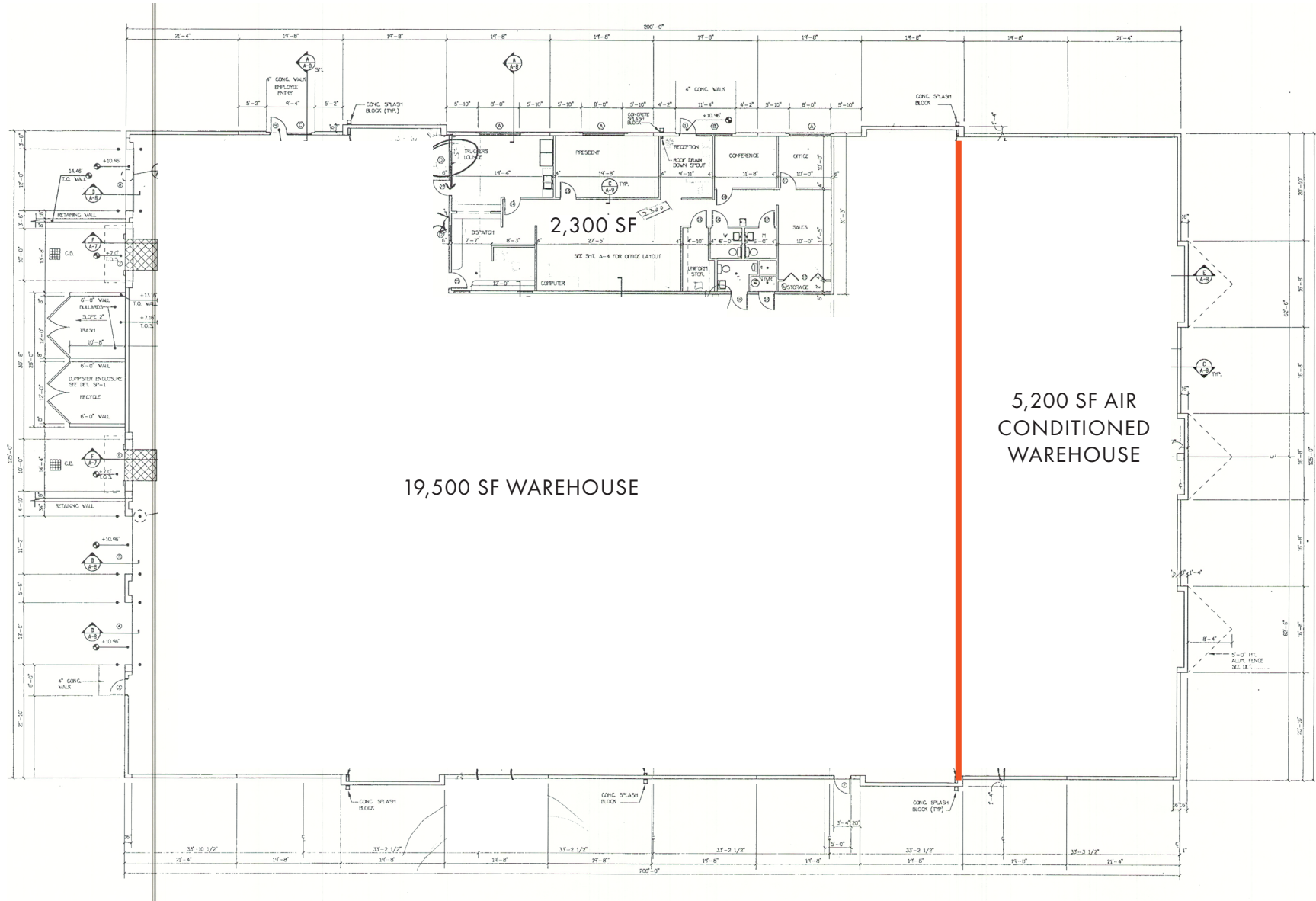
TOTAL SF	27,000 SF
OFFICE SF	2,300 SF
AC WAREHOUSE	5,200 SF
CLEAR HEIGHT	26'
DOCK WELLS	2 (with pit-levelers)
DRIVE-IN DOORS	3 (10' x 14')
CAR PARKING	22
ASKING RATE	Withheld
EST. OPEX	\$4.75/SF

PROPERTY HIGHLIGHTS

- Excess paved area for trailer storage
- Single tenant building
- Full building circulation



FLOOR PLAN





FOR MORE INFORMATION:

JOEY WOODMAN

joey.woodman@foundrycommercial.com
407.748.5888

DAVID BATEMAN

david.bateman@foundrycommercial.com
737.300.7000

FOUNDRY
COMMERCIAL