

FOR SALE

±2,000-6,000 SF

Office/Warehouse Space
in Premier Business Hub



Wellington Business Centre Condo Block

3101 Fairlane Farms Road, Units 2/3 & 4 | Wellington, FL 33414

Property Features

- Rare opportunity to own a significant block of Class-A office/warehouse space in a peaceful and professional business hub
- Comprised of three contiguous units, with the option to purchase all or a portion
- Units include a second-floor mezzanine loft, high ceilings, and large roll-up doors
- Great location in the well-known and serene Wellington Business Centre, near key equestrian venues and area businesses

Key Features:



Flexible office/warehouse units in highly desirable Wellington locale



Premier location near the Florida Turnpike and US-441



Near prestigious equestrian venues and businesses



Fantastic layouts, ideal for your business or hobby needs

For More Information:

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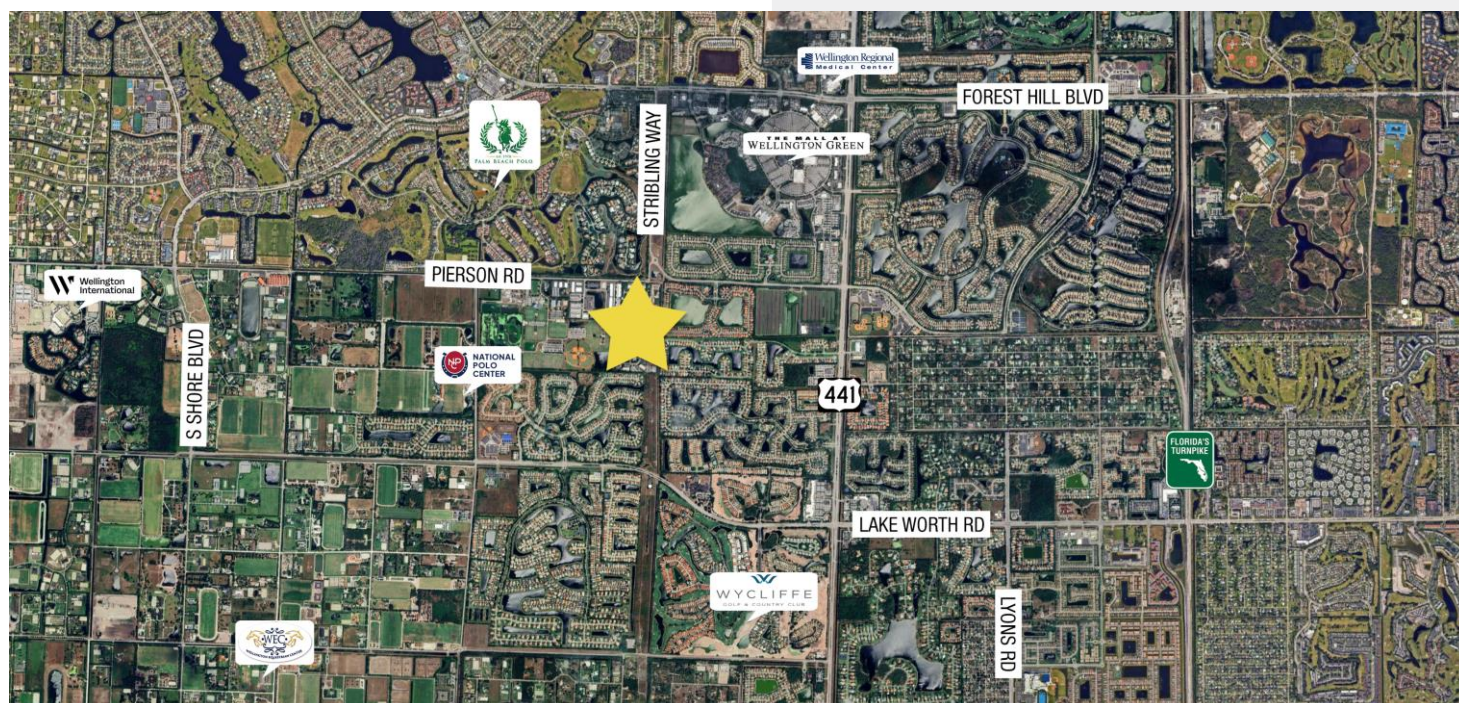
FOR SALE: 3101 FAIRLANE FARMS RD, UNITS 2/3 & 4 Class-A Flex Condo Units – Purchase All or a Portion!



Property	Class-A Flex Space 3101 Fairlane Farms Road Units 2/3 & 4 Wellington, FL 33414
PCN	73-41-44-23-16-000-0180 (Unit 2) 73-41-44-23-16-000-0190 (Unit 3) 73-41-44-23-16-000-0200 (Unit 4)
Zoning & Use Code	Flex (73 Wellington) 4804 – WAREH/DIST TERM CONDO
Year Built	2005
Construction	Masonry

Fantastic Location in the Heart of Wellington

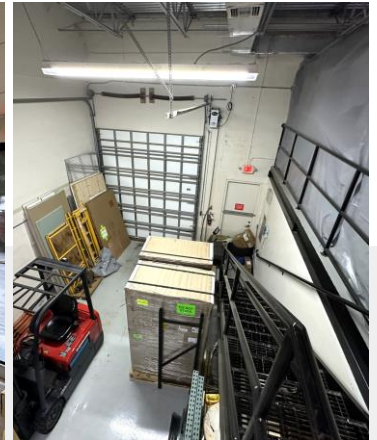
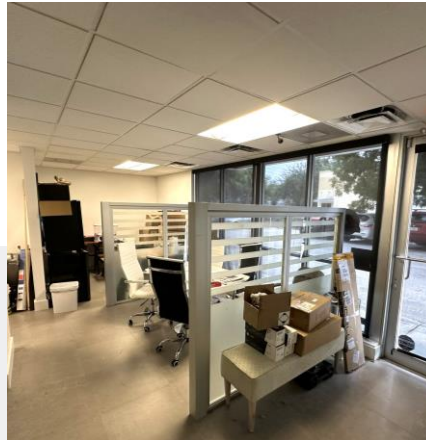
- Surrounded by dense residential, including country & aero clubs
- Easy access to the world's premier equestrian venues & services
- Close to countless dining, shopping, banking, and lifestyle amenities
- Minutes to main roads and highways



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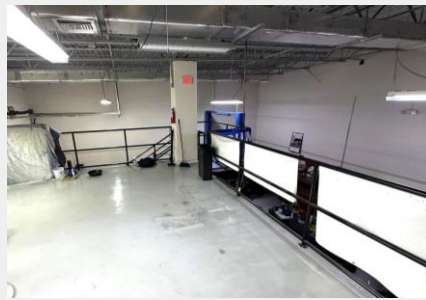
Rock-Solid Properties with Versatile Use

Unit 2/3 – 4,000 SF

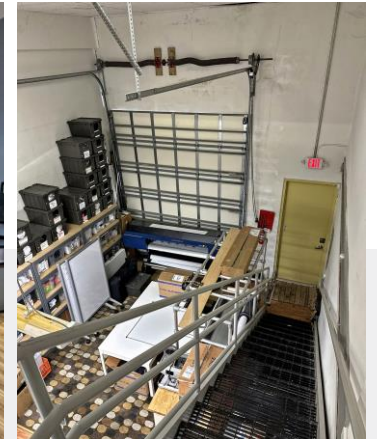


This is a great unit located towards the front of the building. It includes ground-floor office and warehouse space with two roll-up doors, a second-floor mezzanine loft, breakroom, wash sinks, and private restrooms (with shower).

Sales Price: \$1,398,000



Unit 4 – 2,000 SF



This highly improved unit features modern and spacious first- and second-floor office space including a fully enclosed and A/C'd loft, kitchen/break area, private restrooms, and warehouse space with a roll-up door.

Sales Price: \$699,000



Combined Option

Units 2/3 & 4 ±6,000 SF \$2,097,000

Let's schedule your tour!

 **561 471 8000**