

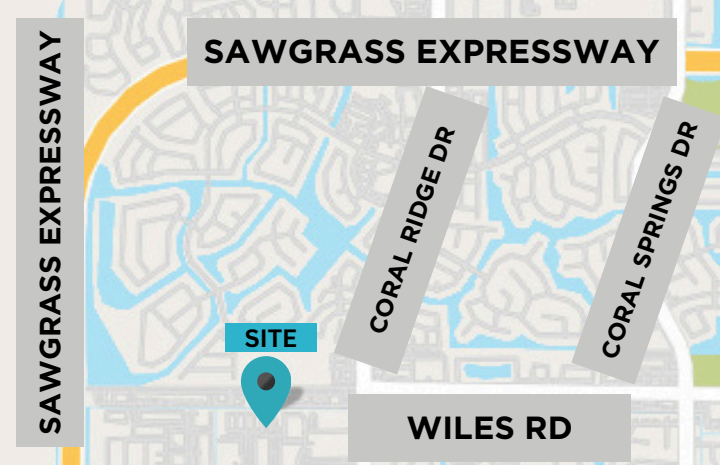
**FOR
LEASE**

FREESTANDING OFFICE / WAREHOUSE / FENCED YARD



**12438 & 12440 Wiles Rd
Coral Springs, FL 33076**

**9,072 +/- SQFT AND
6,000 +/- SQFT OUTSIDE FENCED YARD STORAGE**



- Total 9,072 +/- SQFT where
6,800 +/- SQFT split into
2,932 +/- SQFT office
3,868 +/- SQFT warehouse
+ 2,272 +/- SQFT concrete mezzanine
- 6,000 +/- SQFT outside fenced storage
- Zone: I-C (Industrial Commerce)

Terms Negotiable

Call or text **954-224-8773!**



JOE PELAYO, CCIM, SIOR
BROKER
trec@joepelayo.com
954.224.8773

TREC
Total Real Estate Consultants Inc.
www.trecfl.com

GEORGE PELAYO
BROKER ASSOCIATE
george@trecfl.com
954.482.1330



NOTICE: This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.

**FOR
LEASE**

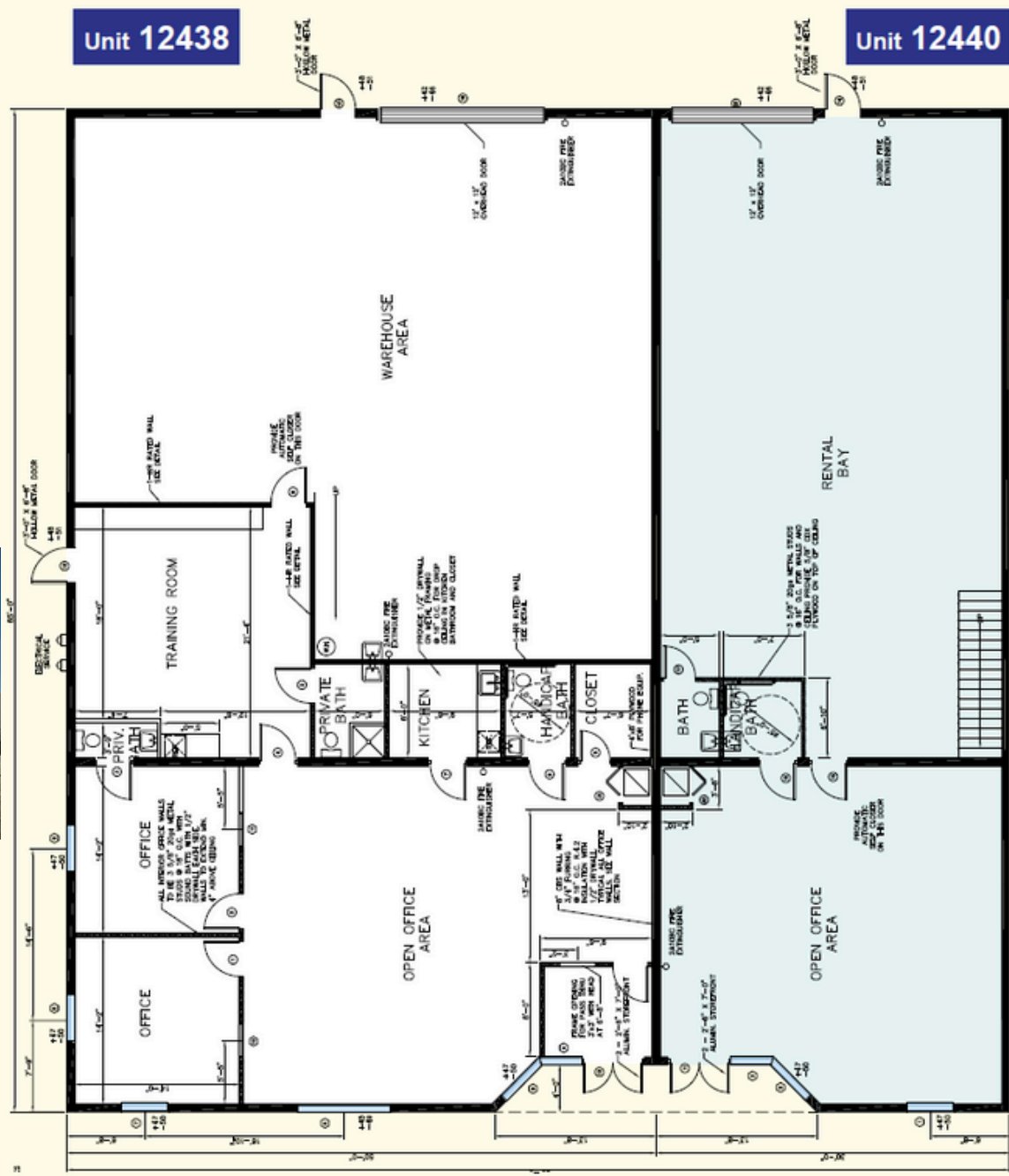
FREESTANDING OFFICE / WAREHOUSE / FENCED YARD

12438 & 12440 Wiles Rd
Coral Springs, FL 33076

9072 +/- SQFT AND
6,000 +/- SQFT OUTSIDE FENCED YARD STORAGE



FLOOR PLAN



JOE PELAYO, CCIM, SIOR
BROKER
trec@joepelayo.com
954.224.8773

TREC
Total Real Estate Consultants Inc.
www.trecfl.com

GEORGE PELAYO
BROKER ASSOCIATE
george@trecfl.com
954.482.1330



NOTICE: This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.