



815 SHOTGUN ROAD #E, SUNRISE, FL 33326

3,236 SF WAREHOUSE FOR SALE

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The Rotella Group Inc.
COMMERCIAL REAL ESTATE
Est. 1995



WAREHOUSE FOR SALE • 815 SHOTGUN ROAD #E, SUNRISE, FL 33326

PROPERTY HIGHLIGHTS

- **Size:** 3,236 SF
- **Ceiling:** Warehouse 20'.8" Clear
Office 10' Clear - open
- **Parking:** Ample
- **Zoned:** I1
- **Restrooms:** 2
- **HVAC:** 100% - 2 units
- **Flooring:** Warehouse- Concrete / Office- Carpet
- **Offices:** 2 private, 1 conference, open area
- **Loading:** 1 ground level – 10' x 10'
- **Year Built:** 2006
- **Other:** Kitchenette

SALE PRICE: \$1,132,000
PSF: \$349.81

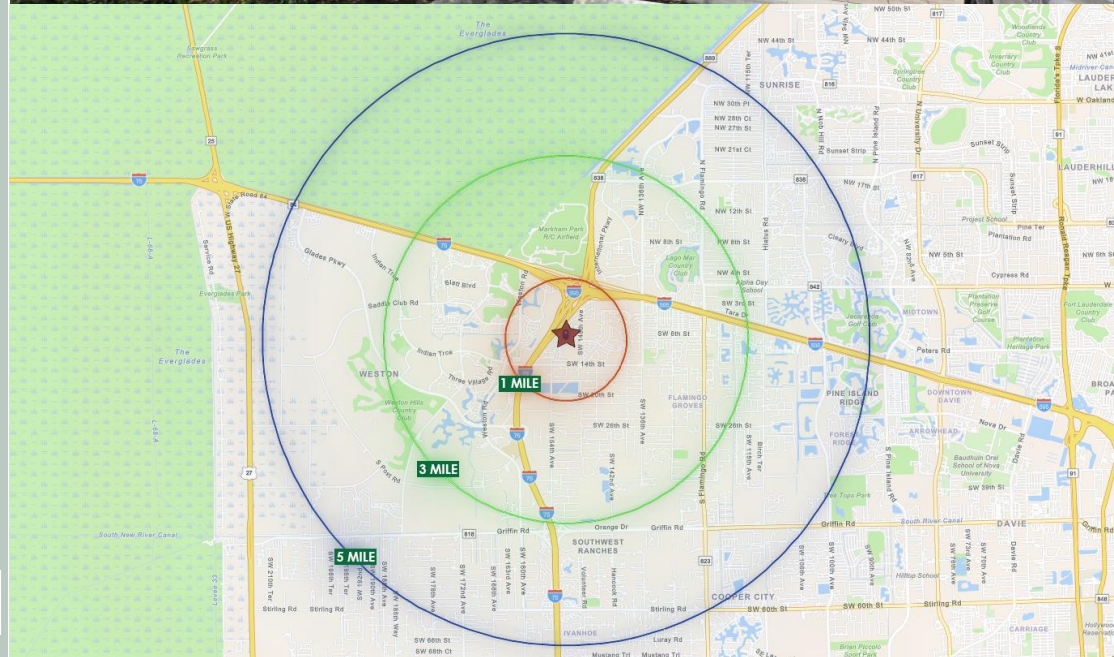
DEMOGRAPHICS

Source: Esri	1 MILE	3 MILE	5 MILE
Population	10,857	74,094	184,373
Daytime Pop	9,550	83,786	170,756
Avg HH Income	\$144,853	\$152,511	\$172,737
Median Age	41.6	42.0	42.3
Total Business	588	5,261	9,193
Total Employees	3,657	47,512	77,179

TRAFFIC COUNTS

Shotgun Road 7,800 AADT

Source: FDOT





PHOTOS



Front 815



Parking Lot



Back – 10x10 Roll Up Door

Located at **815 Shotgun Road in Sunrise**, this property sits within a highly desirable flex industrial corridor just minutes from **I-75, I-595, and the Sawgrass Expressway**, offering excellent regional connectivity. The area is known for its strong demand for small-bay office/warehouse users, including contractors, e-commerce, and service-based businesses. A close proximity to Weston’s affluent residential and corporate base, this location continues to attract steady tenant and owner-user interest.



PHOTOS



The office area features:

- Approximately 10' clear height
- An open layout
- and carpeted flooring

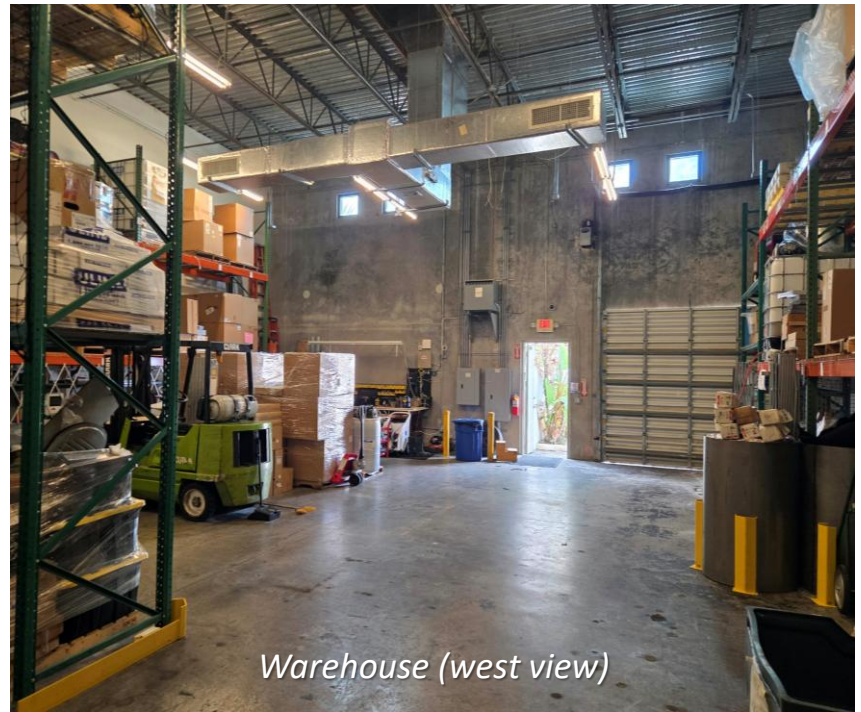
Providing a comfortable and functional workspace suitable for a variety of professional uses.



PHOTOS



10x10 Roll Up Door



Warehouse (west view)

The warehouse features:

- Approximately 20.8' clear height
- Concrete floors
- A 10' x 10' ground-level roll-up door

Providing efficient access and functionality for a variety of industrial and storage uses.



Warehouse

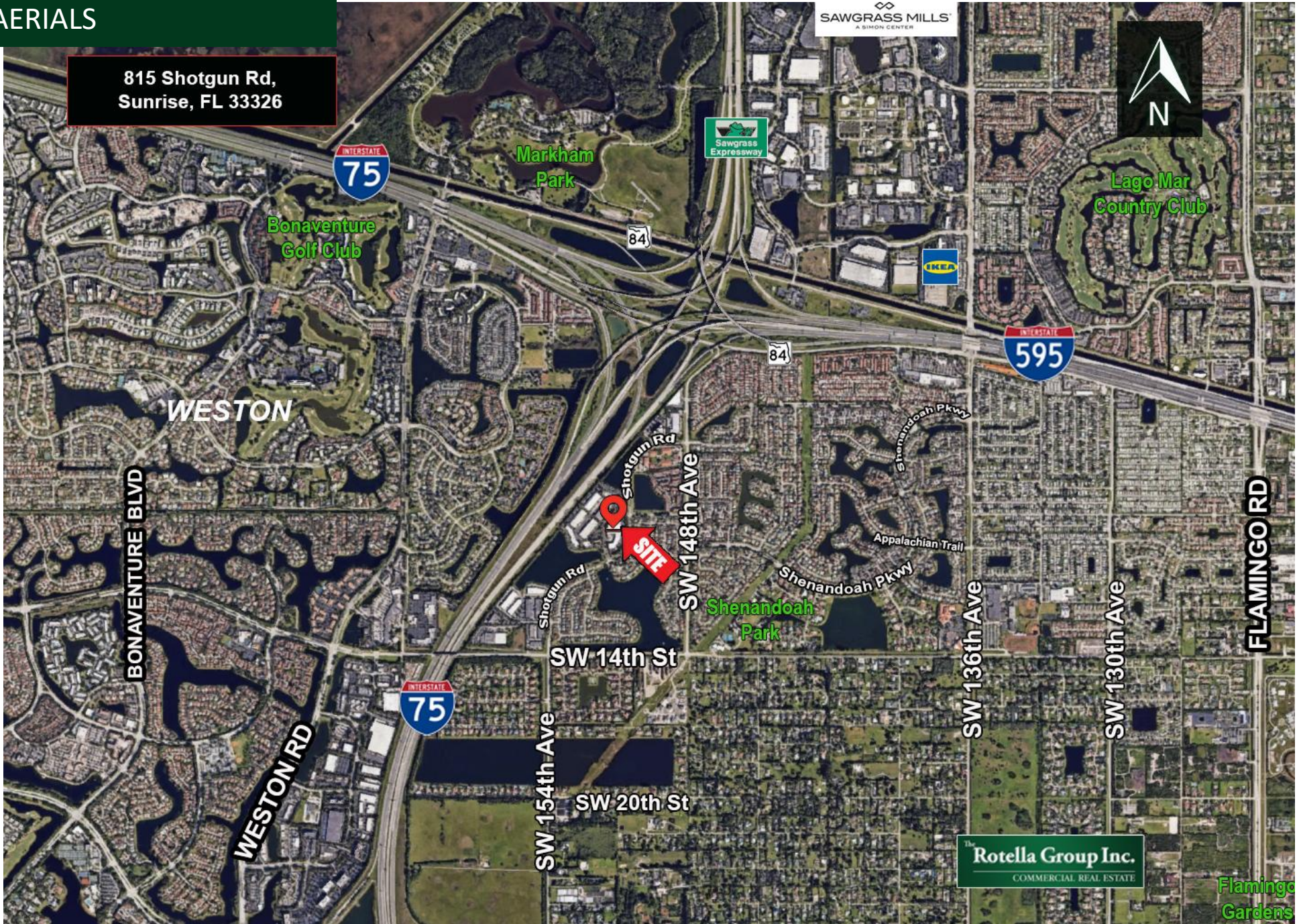


Warehouse (east view)



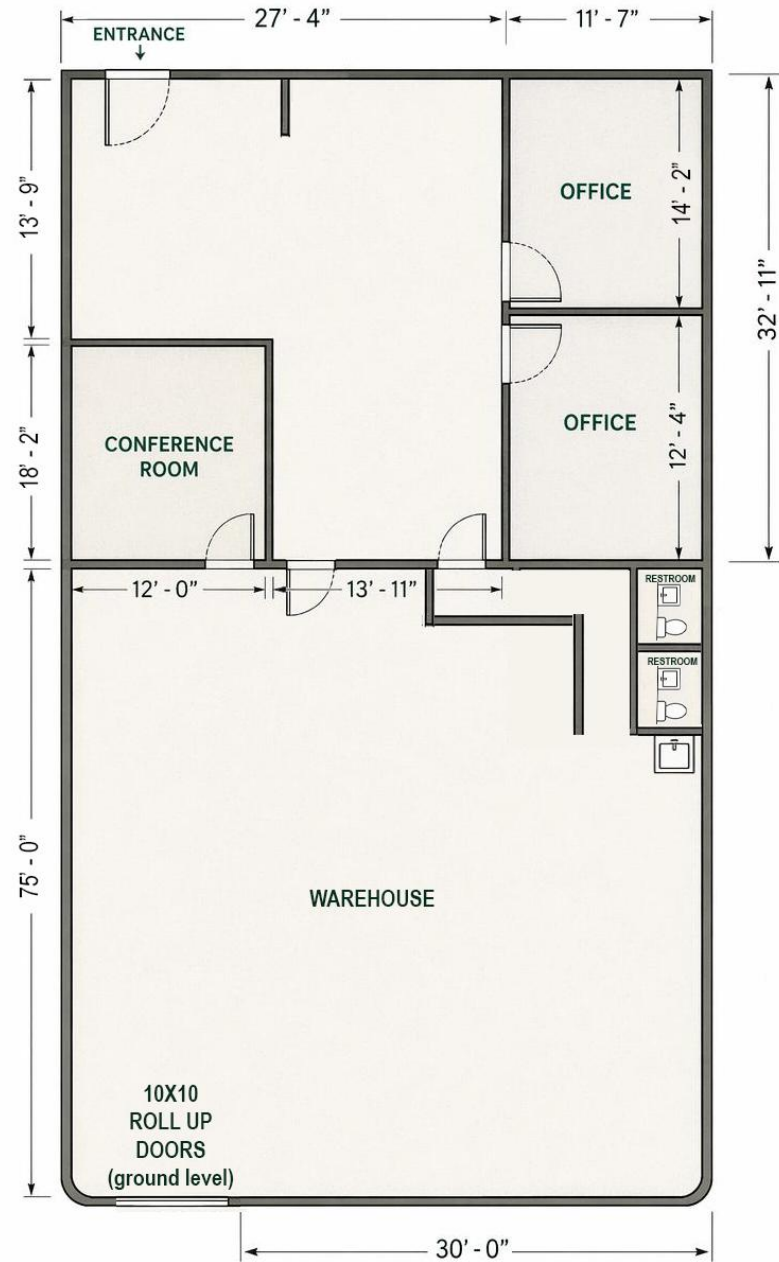
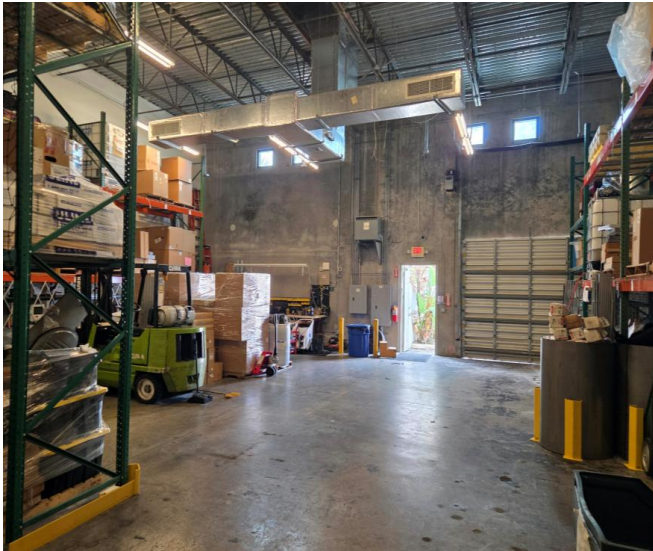
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AERIALS





FLOOR PLAN



All dimensions are approximate and subject to verification. Actual measurements may vary.

FLOOR PLAN
± 3,236 SF



2 OFFICES



1 CONFERENCE ROOM



2 RESTROOMS



OPEN AREA



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