

Lyons Business Park

6601 Lyons Road
Coconut Creek, Florida 33073



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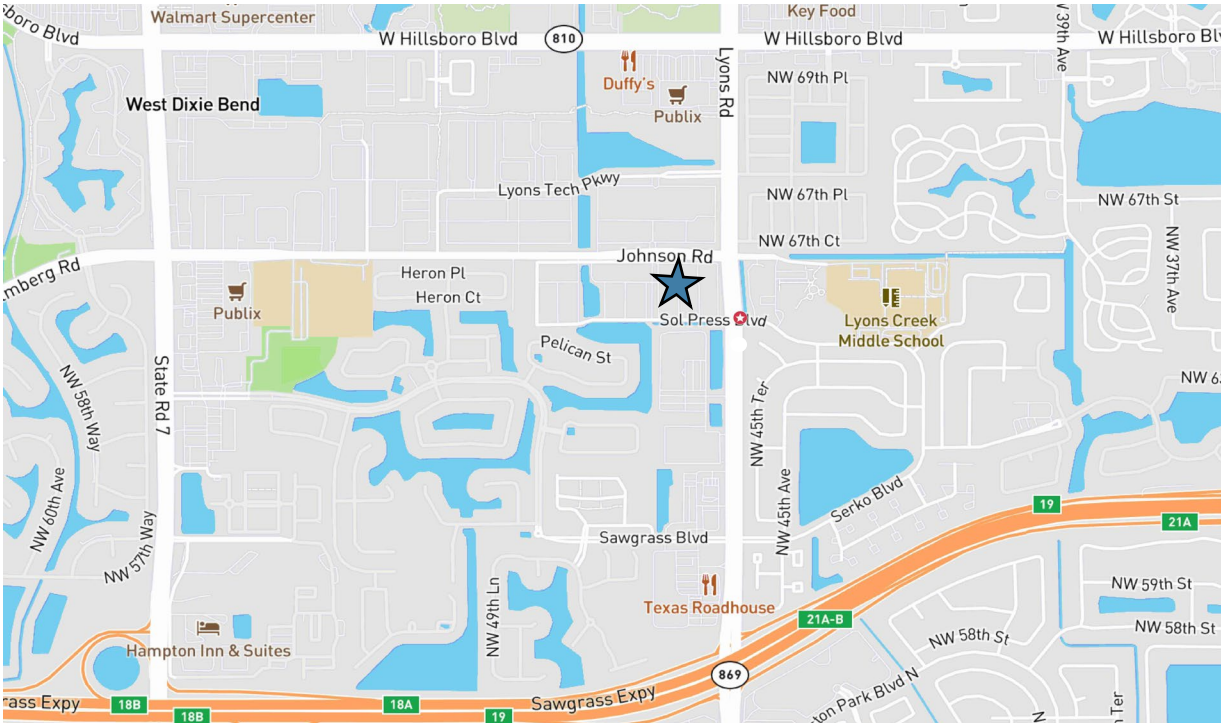


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Property Description

- + ±3,200- ±6,000 SF available
 - + Select units have Lyons Road, and Johnson Road Frontage
 - + 44,500 VPD Traffic Count - Lyons Road
- + 18’ Clear
 - + Dock and drive in loading
 - + 1/300 SF parking ratio
 - + Institutionally owned

Property Location



Availabilities

Building	Unit	Unit SF	Office SF	Clear Height	Loading Doors	Available
A	6	3,200	480	18’	1 Grade Level Door (12’x14’)	Immediately
C	9	3,400	1,000	18’	1 Grade Level Door (12’x14’)	Immediately
C	3	3,400	680	18’	1 Grade Level Door (12’x14’)	Immediately
H	10	3,600	900	18’	1 Grade Level Door (12’x14’)	Immediately
I	6	4,000	400	18’	1 Grade Level Door (12’x14’)	September 1, 2026
D	9 & 10	6,000	1,200	18’	2 Grade Level Doors (12’x14’)	Immediately

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