



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

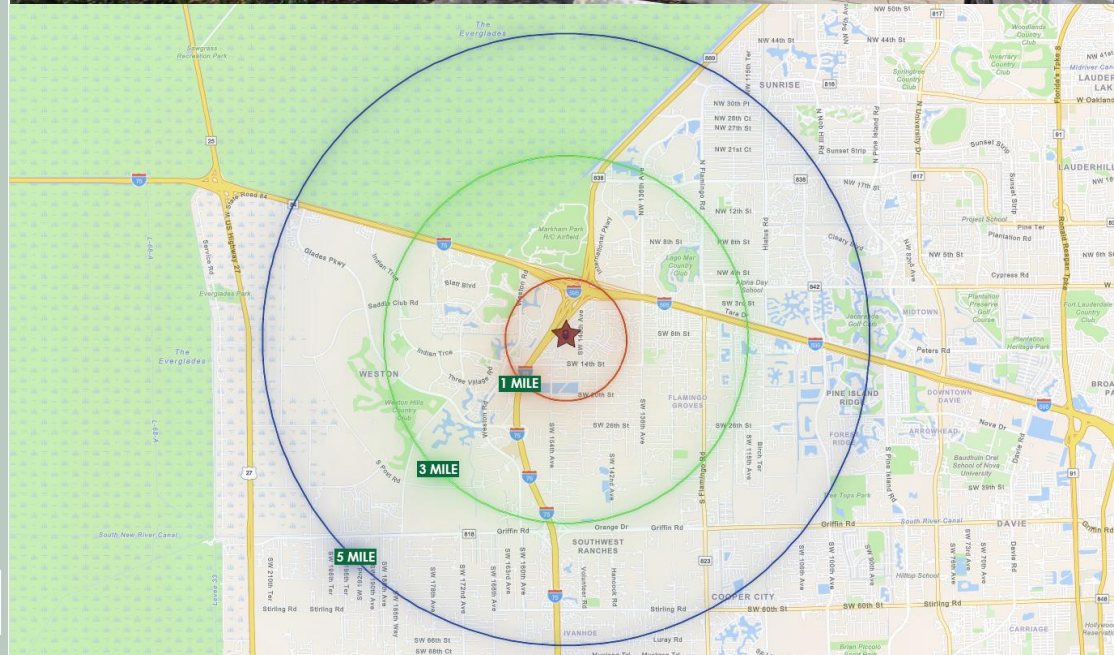
DEMOGRAPHICS

| 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



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

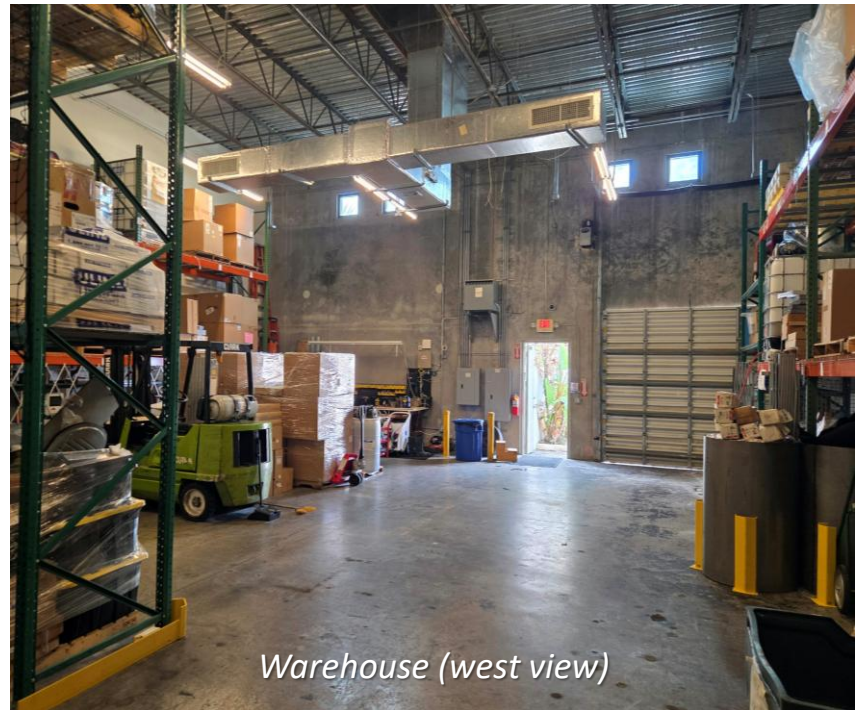
Providing a comfortable and functional workspace suitable for a variety of professional uses.



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

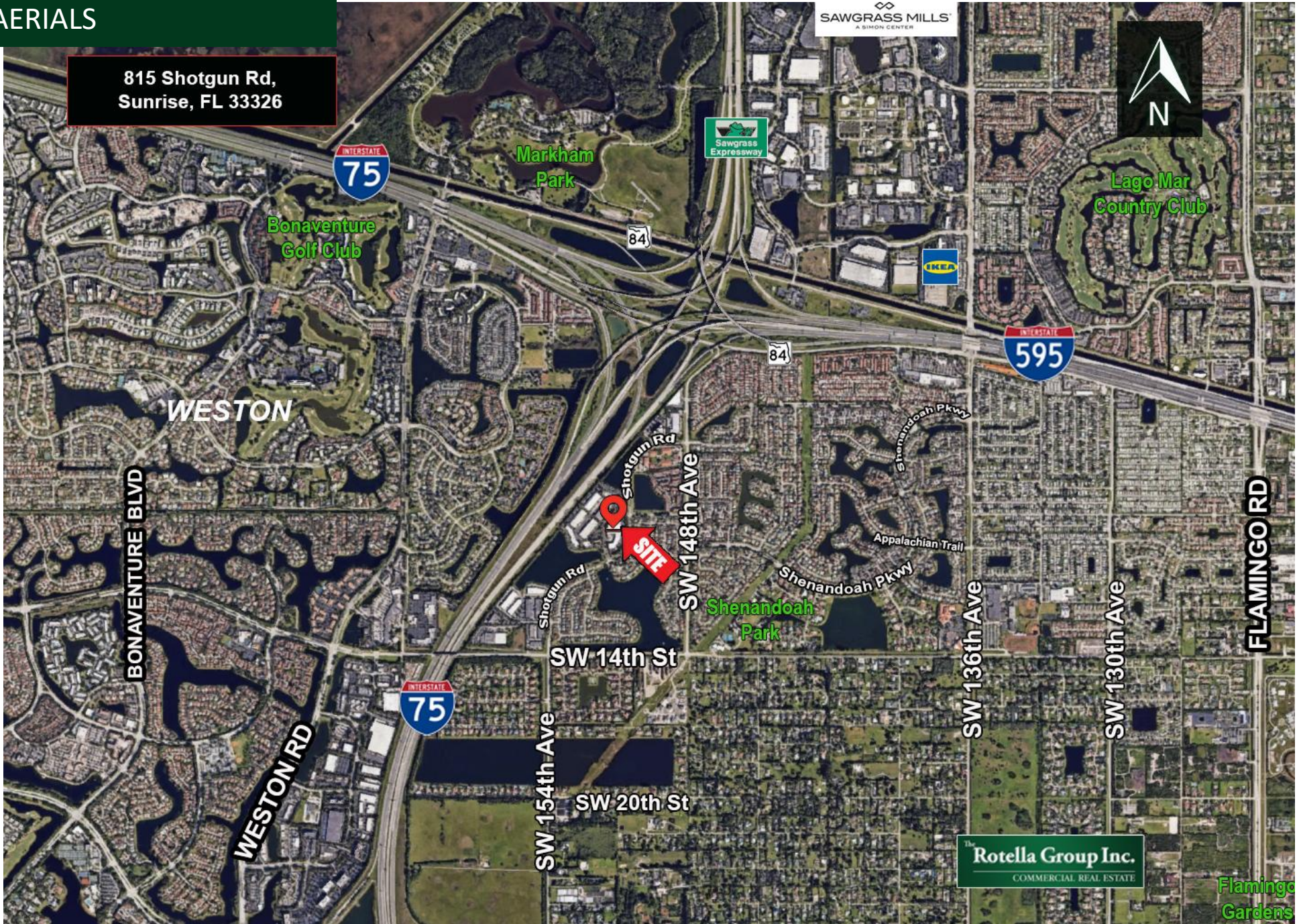


Warehouse (east view)



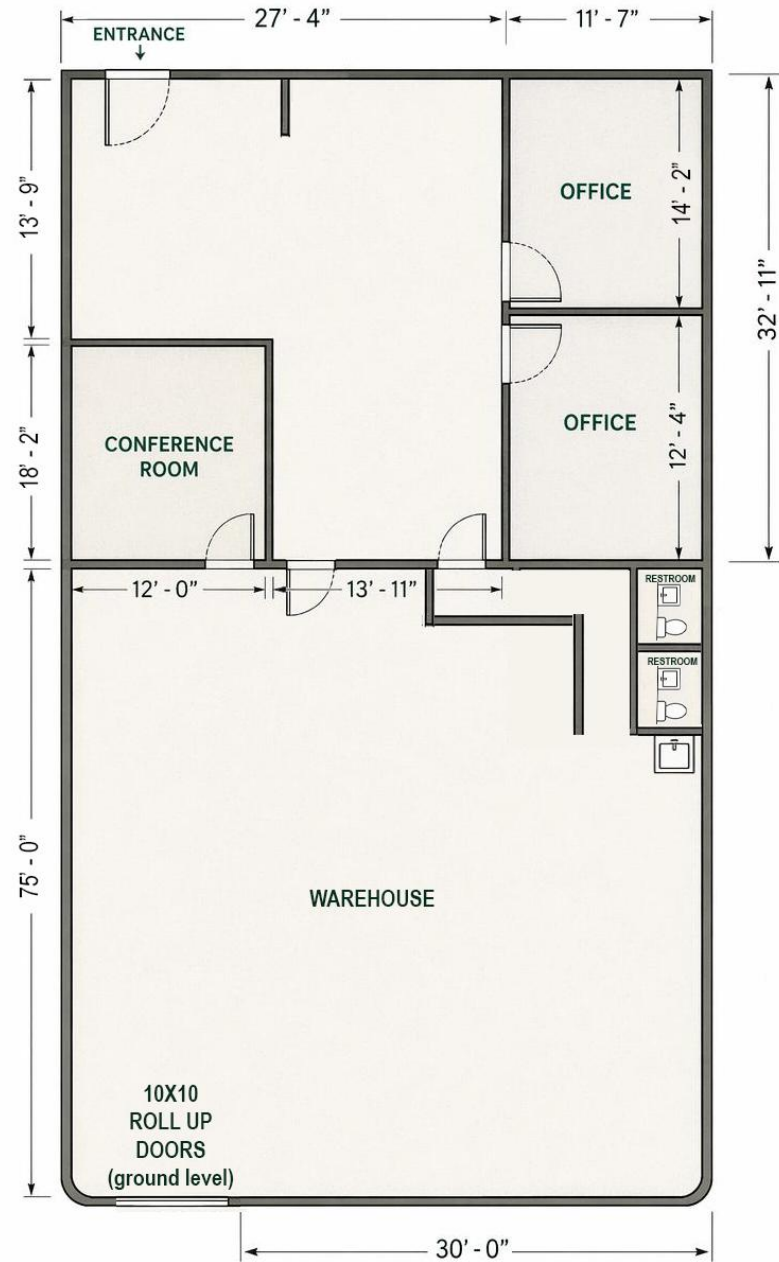
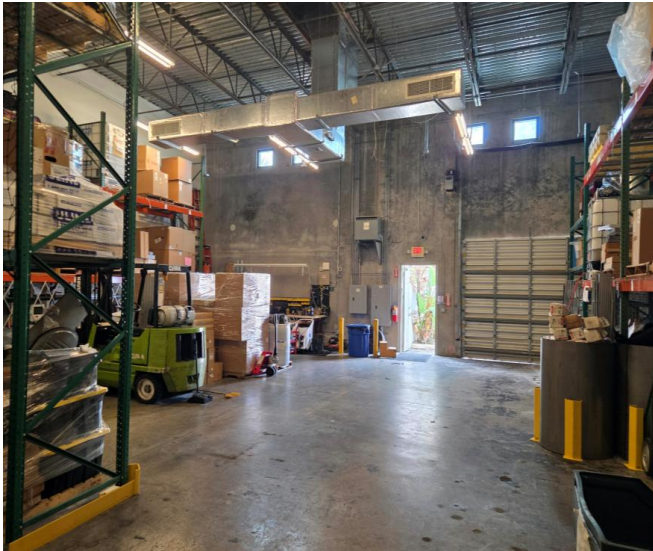
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AERIALS





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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