



Building F

757 Shotgun Rd, Sunrise, FL 33326



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Building F

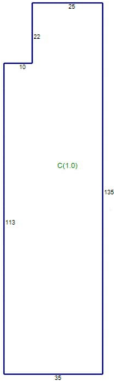
Upon Request

PRESTIGIOUS FLEX WAREHOUSE AT "BROWARD LAKES BUSINESS PARK" FOR LEASE IN SUNRISE, CLOSE TO WESTON. PRICE UPON REQUEST. BASE RENT NEGOTIABLE SF/YR NNN 4504SF, BUILT 2006, 1 STORY. DESIGNATED PARKINGS AND SUFFICIENT OPEN PARKINGS. HAS SECURITY. 2 DOCK-HIGH ROLLUP DOORS, 22' HIGH CEILINGS IN WAREHOUSE, 9' DROP CEILINGS...

- FLEX OFFICE FRONT /WAREHOUSE BACK, LIGHT INDUSTRY, 4504SF, 2006 BUILT, 1 STORY
- REMODELED, BRAND NEW: OPEN OFFICE/SHOWROOM, 1 PRIVATE OFFICE, 1 BREAK ROOM, 1 BATHROOM. OFFICE ABOUT 1000 SF, WAREHOUSE ABOUT 3500 SF
- 3, 5 OR 10 YEARS LEASE WELCOME, PREFERRED 5 YEARS+ NEGOTIABLE
- GOOD FOOT TRAFFIC, SURROUNDED BY NICE NEIGHBORHOODS, CLOSE TO MALLS, PARKS, EASY ACCESS TO HIGHWAYS/MAJOR ROADS
- DESIGNATED AND GUEST PARKINGS, 2 DOCK HIGH DOORS, 22' HIGH CEILING IN WAREHOUSE

BCPA Sketch : 504009170060
Building 1 of 1

Code	Description	Long Description
C(1.0) + 12	First Floor	First Floor



Rental Rate:	Upon Request
Property Type:	Flex
Property Subtype:	Light Manufacturing
Building Class:	B
Rentable Building Area:	40,500 SF
Year Built:	2006
Taxes:	\$0.36 USD/SF/MO
Operating Expenses:	\$0.28 USD/SF/MO
Rental Rate Mo:	Upon Request



1

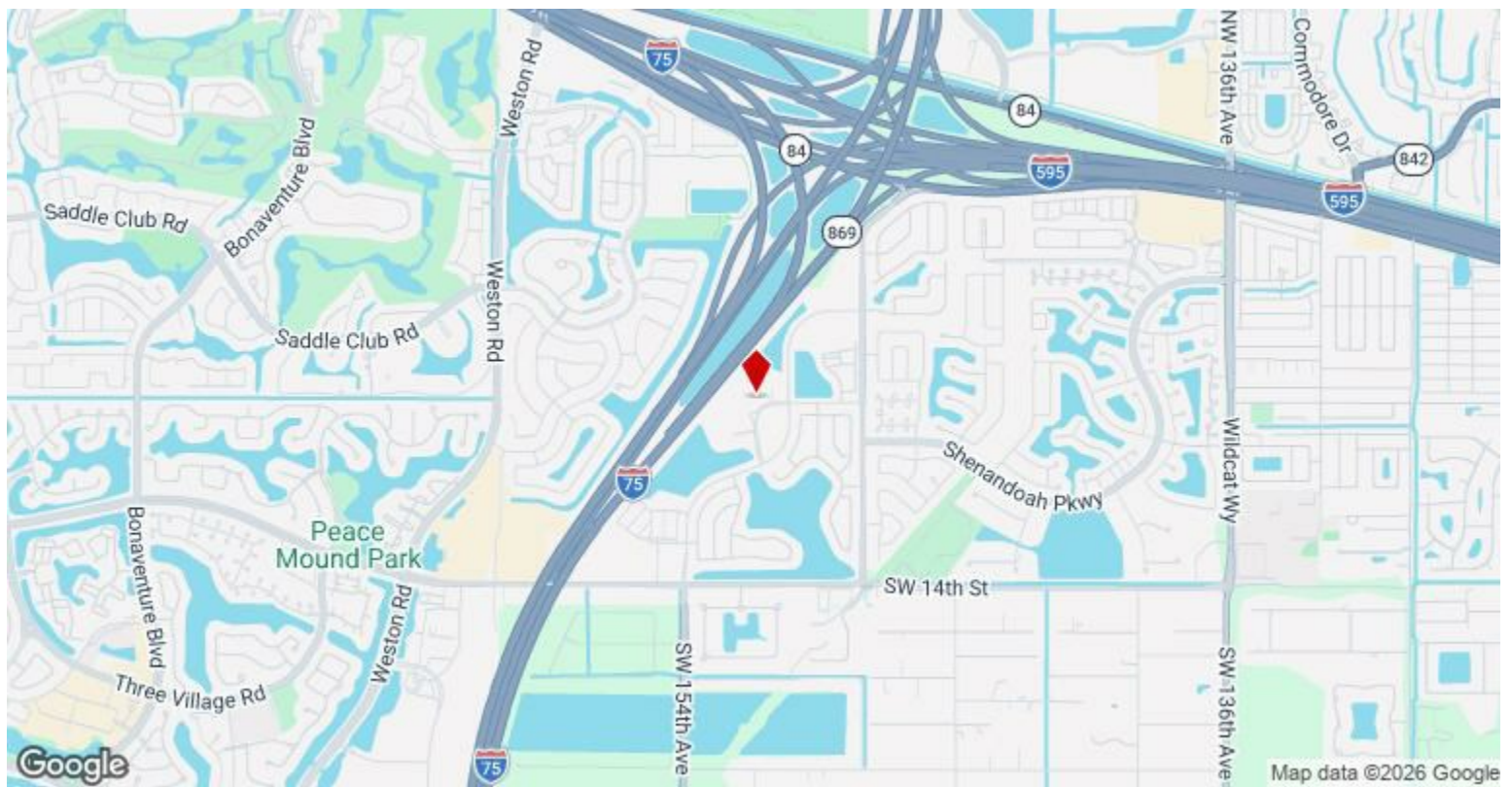
1st Floor Ste 757

Space Available	4,504 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	933 SF
Space Type	Relet
Space Use	Flex
Lease Term	3 - 10 Years

Remodeled with brand new office and warehouse. Office is air-conditioned, warehouse is not but tenant can add. 1 breakroom, 1 bathroom, open office/showroom and 1 private office.

Major Tenant Information

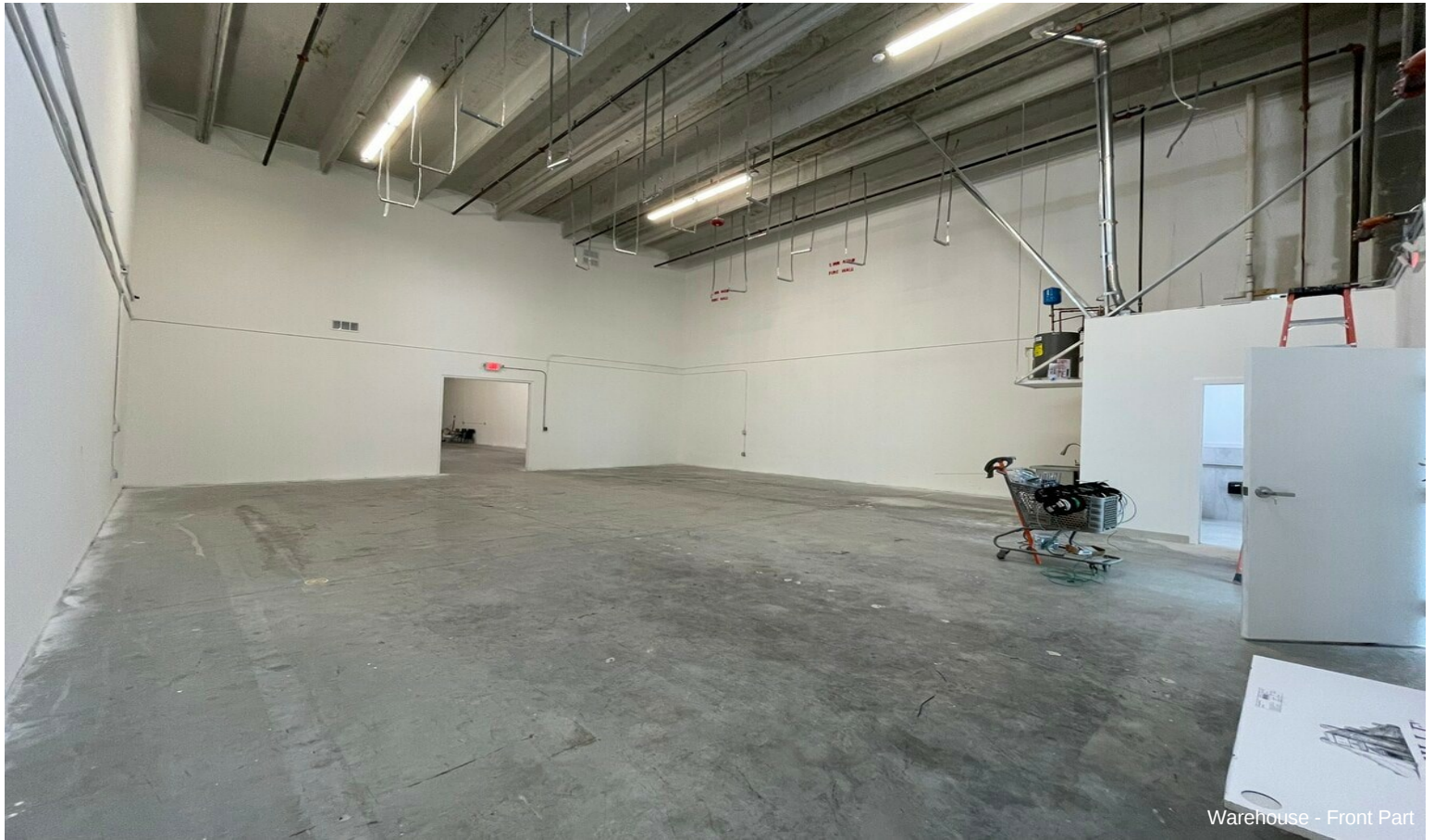
Tenant	SF Occupied	Lease Expired
Adf Investment Of Sunrise, Corp. F/K/A A D F Inves	-	
Carlton Audio Service	-	February 2023
Crossfit	-	
Dentimed Sao Joao LLC	-	
Jawares, LLC	-	
Kbu Logistics Inc	-	
LG Property Investments LLC	-	
Odyssey Management Services	-	November 2020
Ricera American	-	
Samco Engineering Inc	-	
Vertical Church	-	



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Property Photos



Warehouse - Front Part

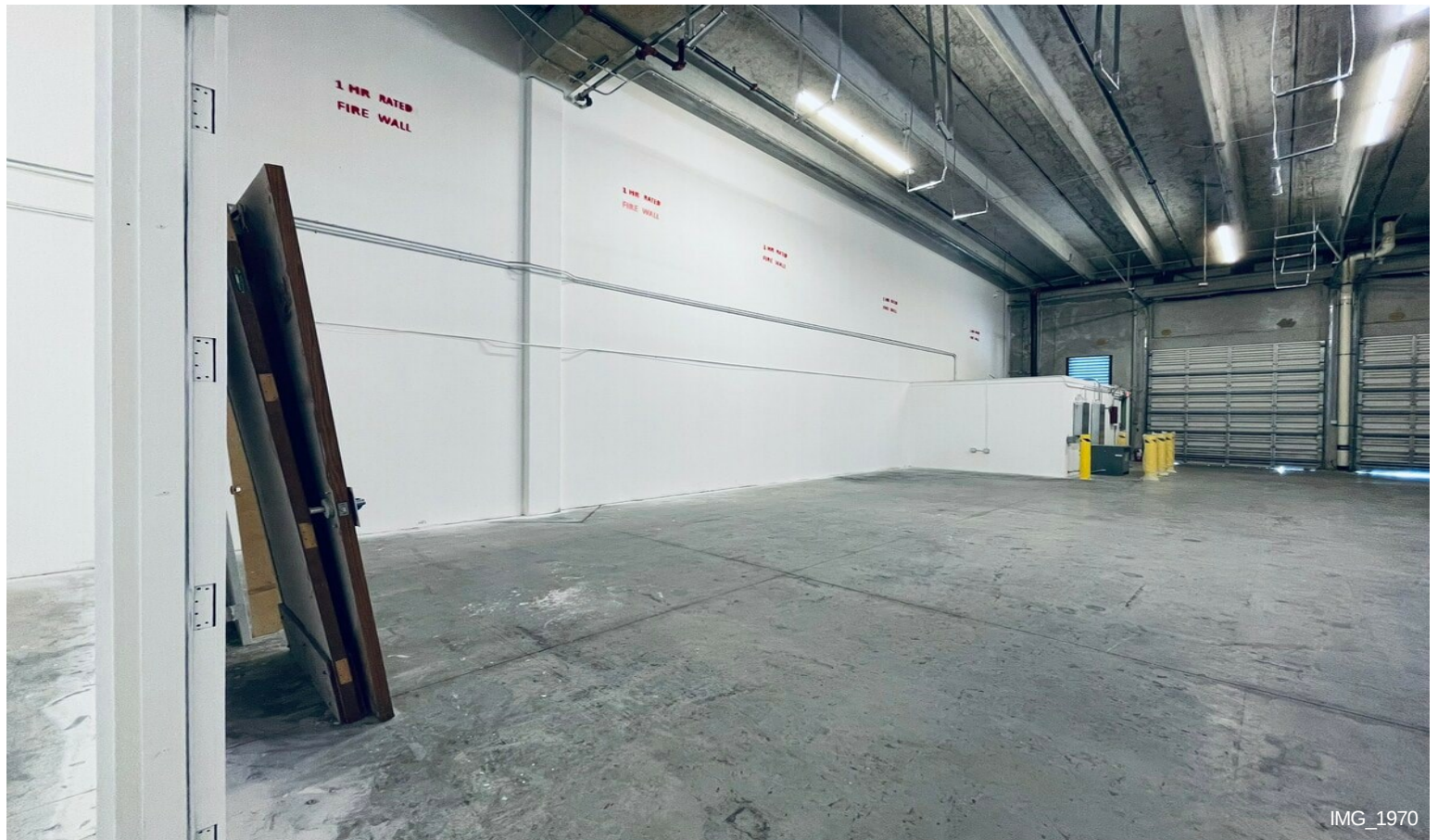
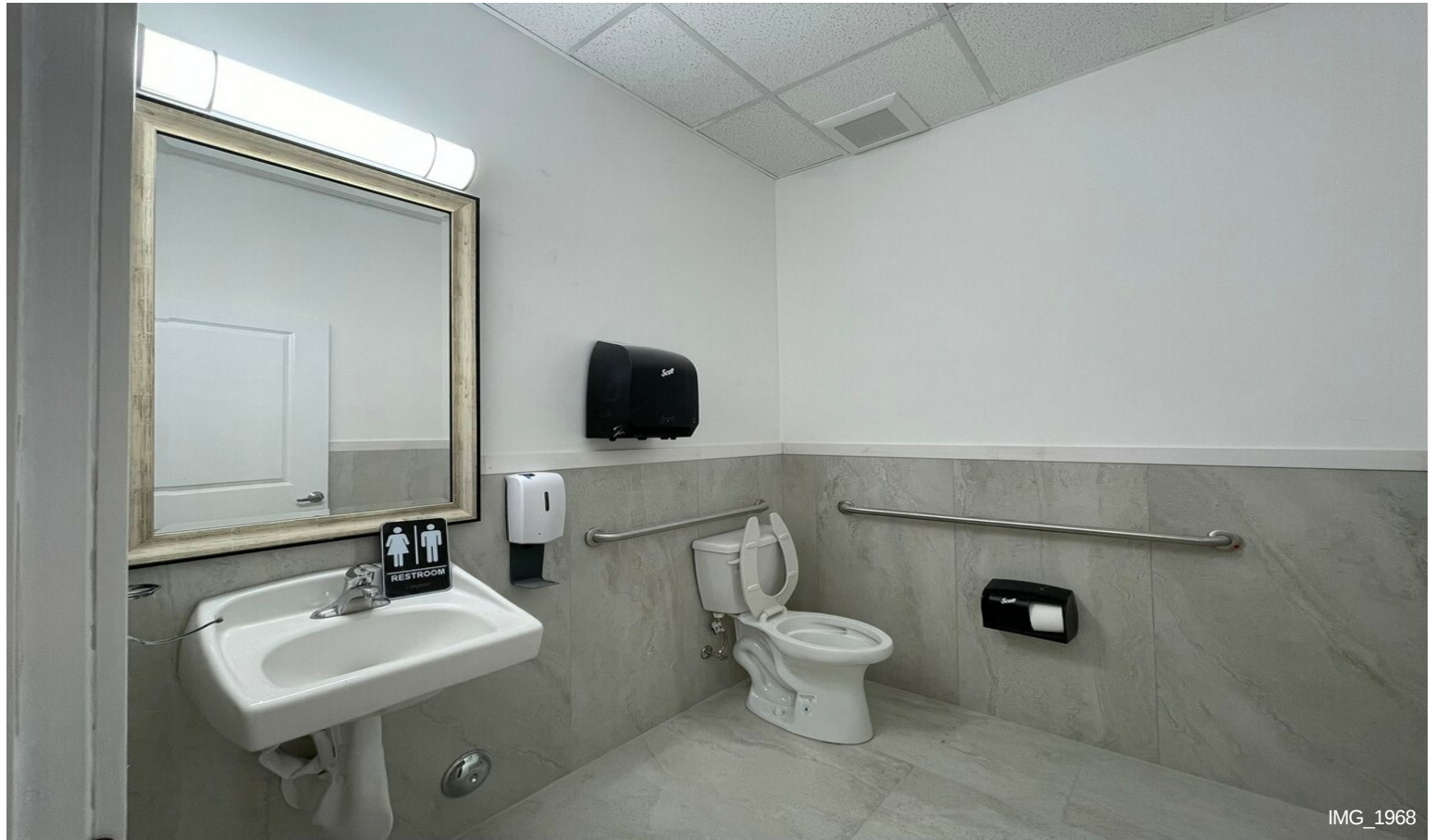


1 Private Office

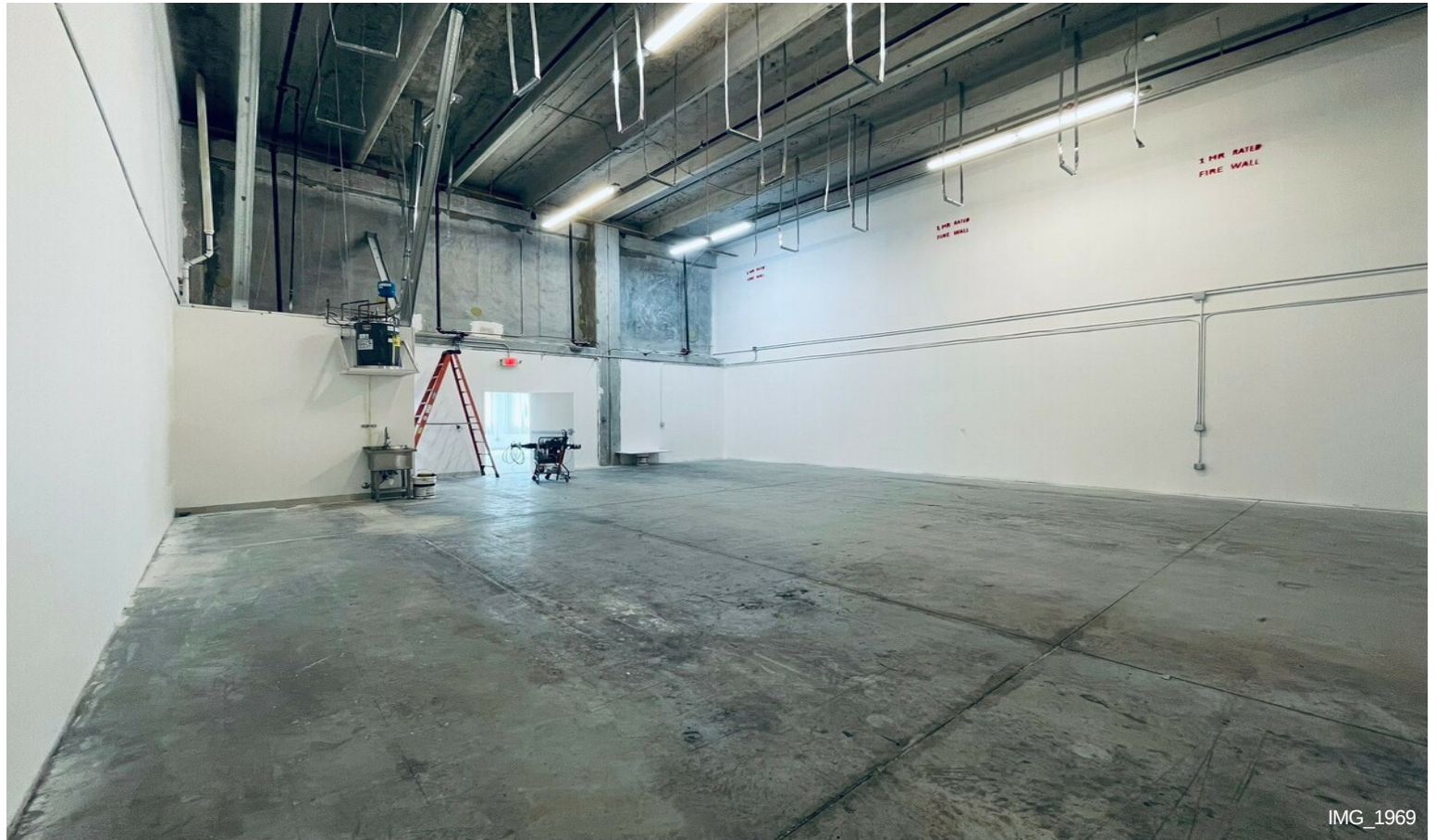
Property Photos



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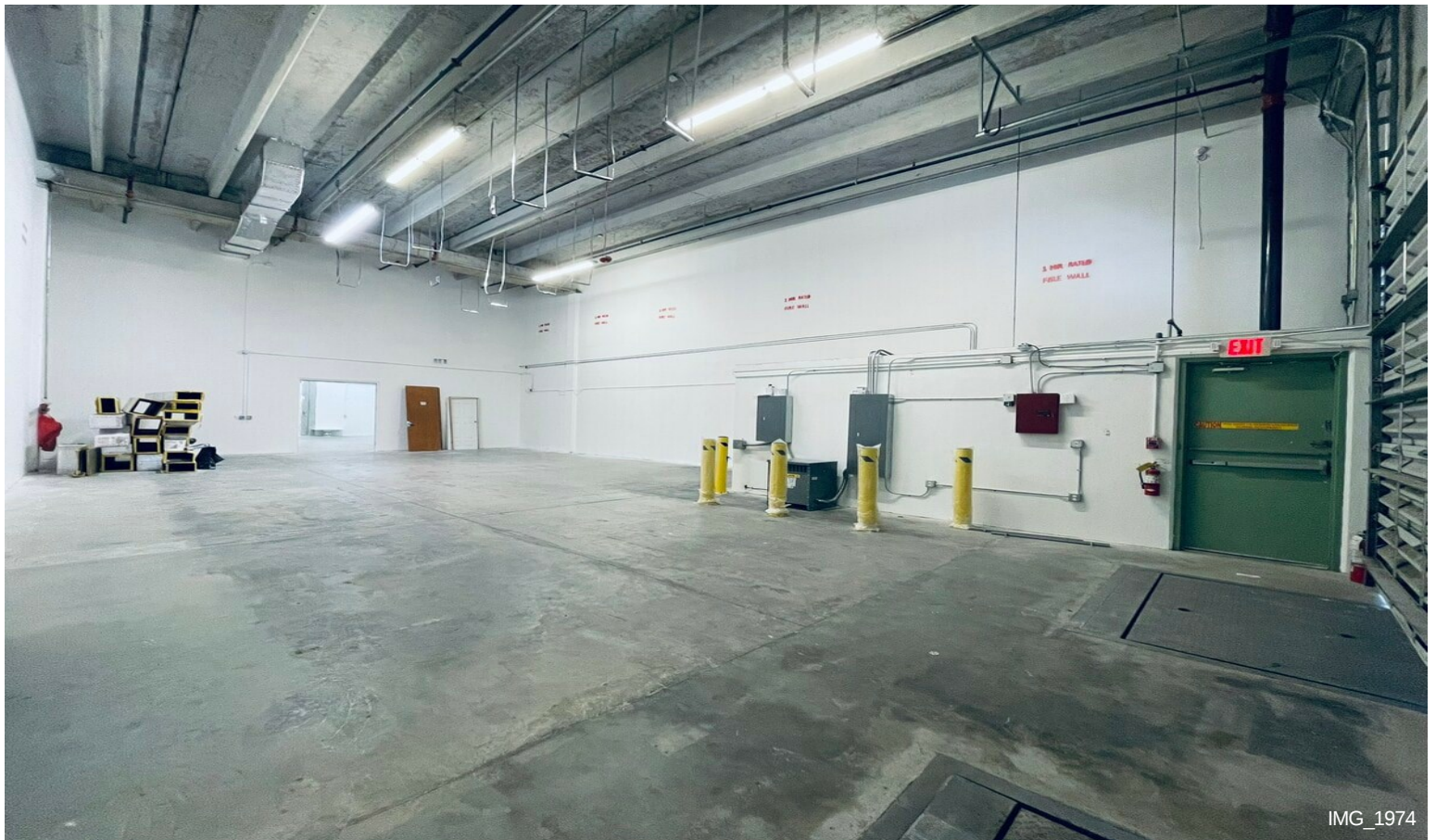
Property Photos



Property Photos



Property Photos



A wide-angle photograph of a modern industrial building with a light gray facade and a flat roof. Two large, dark gray roll-up doors are prominent on the left side, with small green signs above them displaying the numbers '1237' and '1238'. Security cameras are mounted on the roofline. To the right, there is a smaller entrance area with a dark door, a ramp with a metal railing, and a set of stairs. The foreground is a dark asphalt parking lot with white painted lines. The sky is blue with scattered white clouds. In the bottom right corner, the text 'IMG_6931' is visible.

Proposed Plan

UNIT 7
1,935 GSF

UNIT 8
1,416 GSF

UNIT 9
933 SF OFFICE

DEMOLITION AND FLOOR PLANS

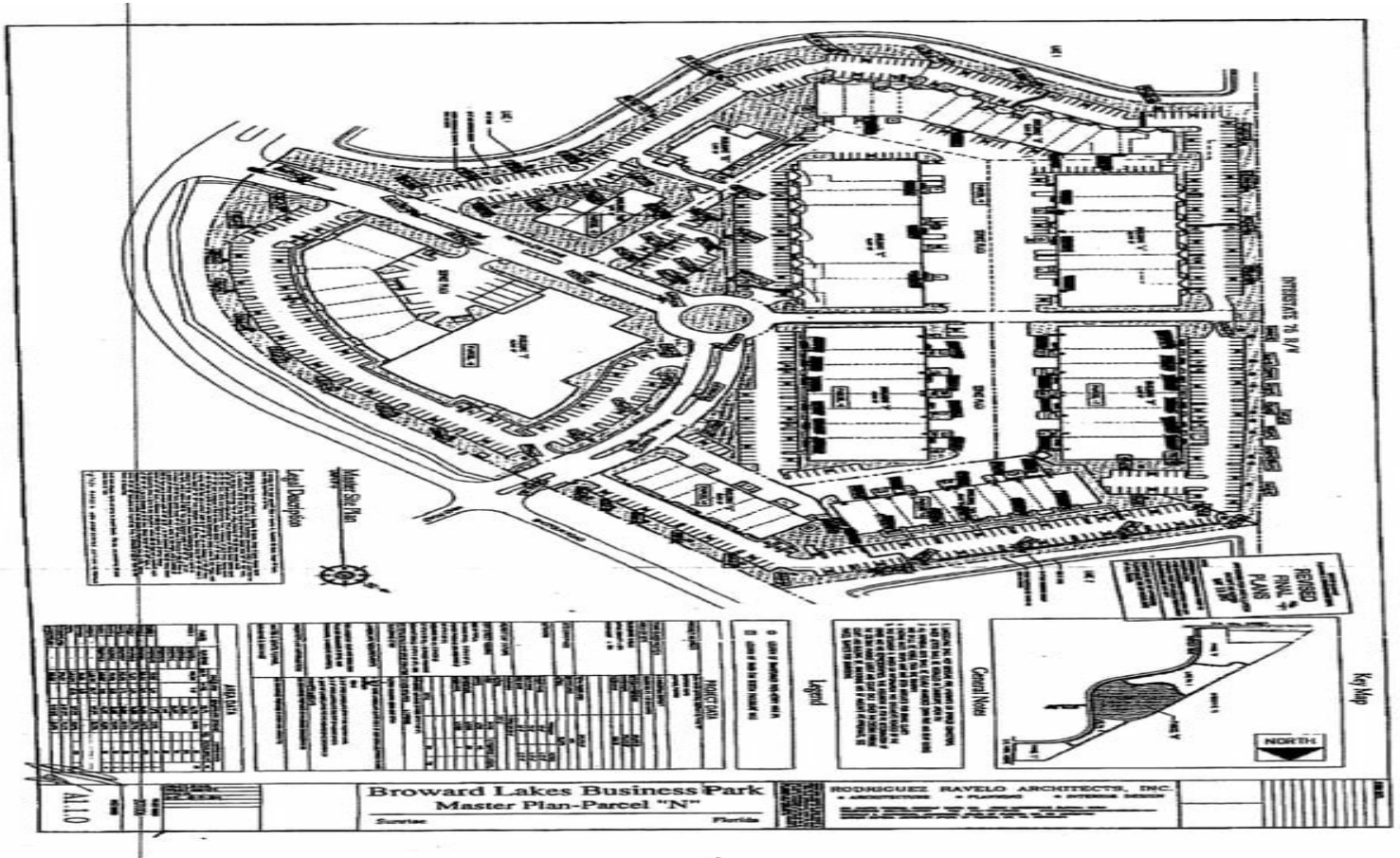
BROWARD LAKES BUSINESS PARK
757 SHOTGUN ROAD, SUNRISE, FLORIDA 33325

SEPC SPACE

DEMOLITION AND FLOOR PLANS

757 Shotgun Rd, proposed

Property Photos



Business Park Entrance

Property Photos



IMG_6930



IMG_6904

Property Photos



Property Photos



Property Photos



Property Photos



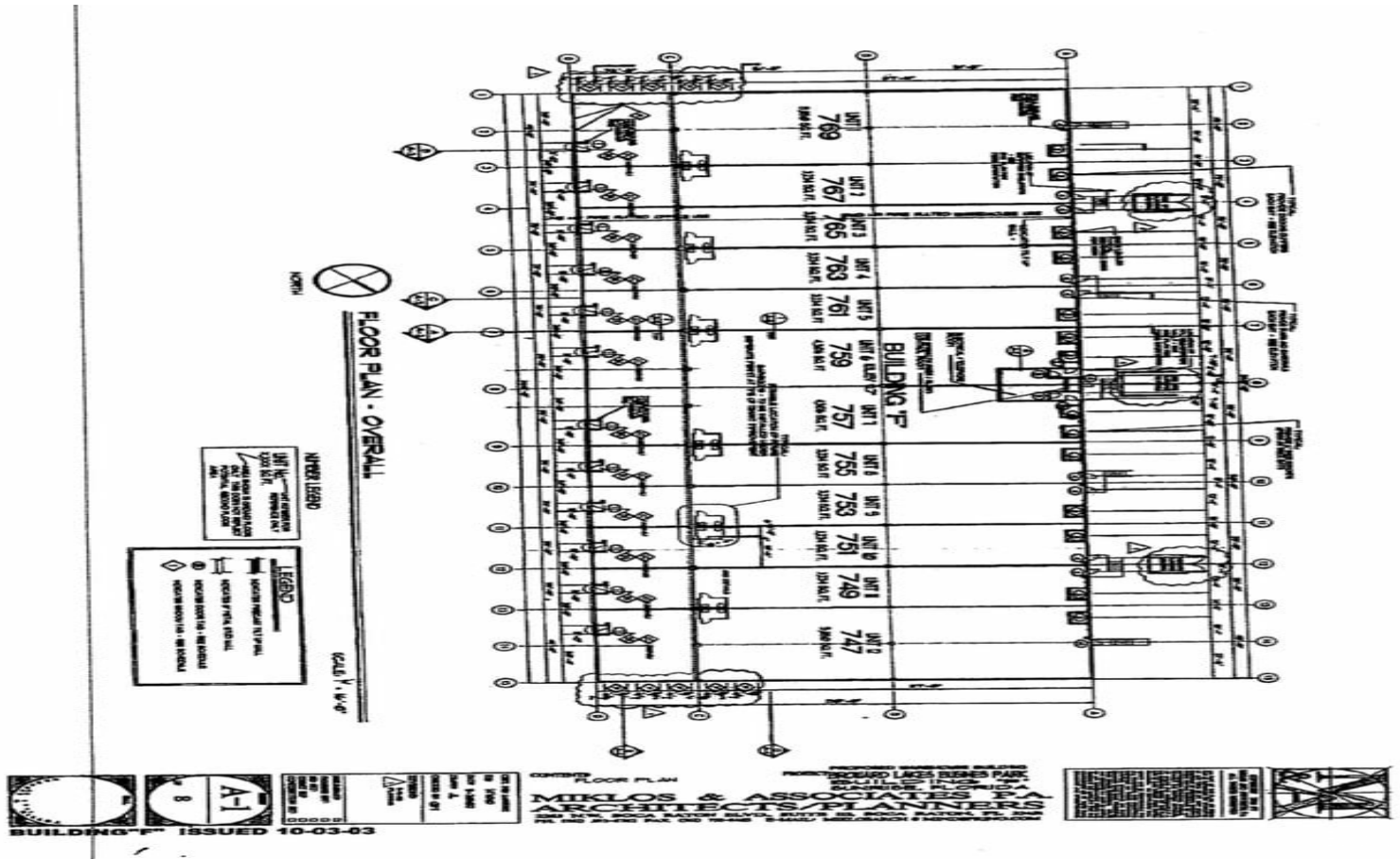
Property Photos



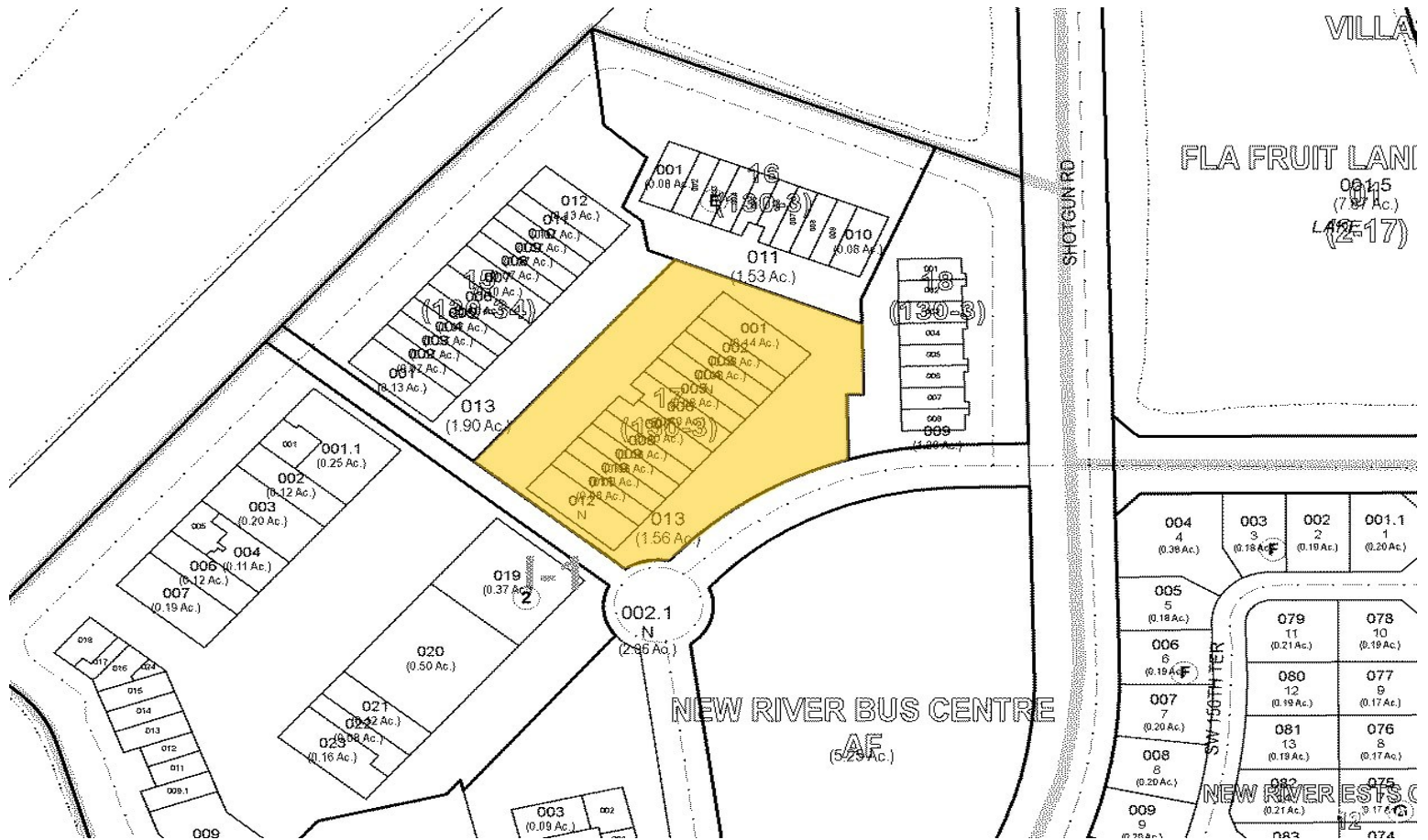
Docks



Property Photos



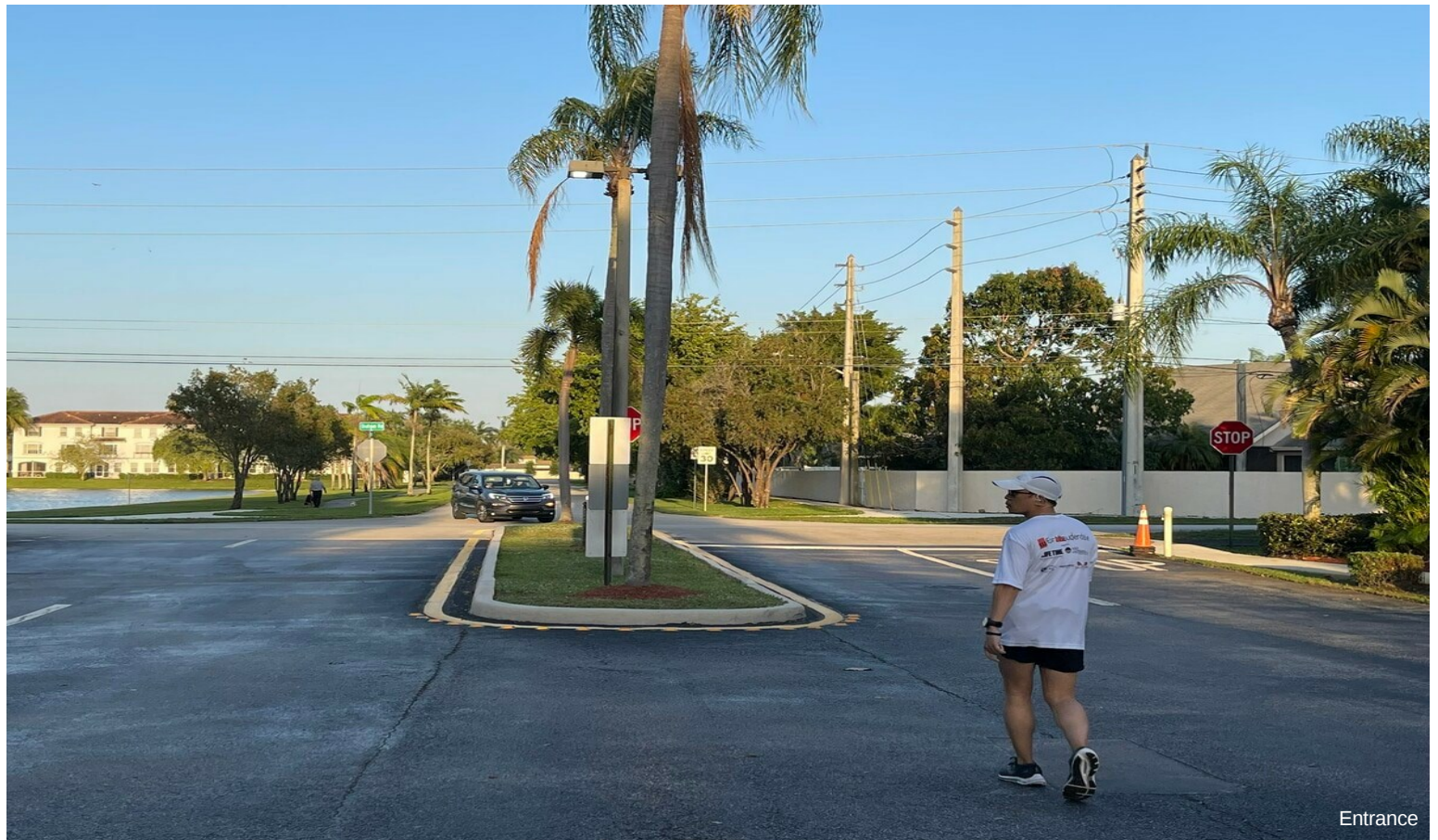
Property Photos



Property Photos



Streetview



Entrance

Property Photos



Condos Nearby



Entrance

Property Photos



Property Photos



Property Photos



Property Photos



Building Photo



Building Photo