

INCOME-PRODUCING

Stabilized Asset
in Coral Springs Corporate Park



8%
Cap Rate



\$442,769
NOI



8.9%
Pro forma



\$490,769
Pro forma

FOR SALE: TWO-STORY COMMERCIAL BUILDING
30,134 SF | 100% Leased | Prime Sawgrass Expy Exposure

- **100% leased** to diverse tenants → **stable income**
- **Value-add opportunity:** Shared kitchen convertible to **two warehouse spaces** → +\$40K/year potential income
- **Recent updates:** 2024–2025 interior reconfiguration
- **Excellent visibility:** 71,000+ VPD

CONTACT US

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