

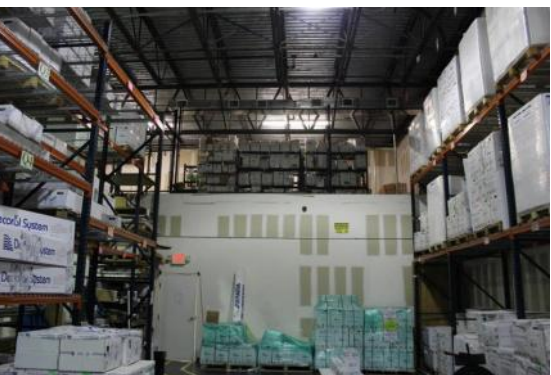


OFF MARKET

**CORAL SPRINGS CORPORATE
CENTER COMMERCIAL CONDO**

**12481 NW 44th Street,
Coral Springs, FL 33065**

FOR SALE OFFICE WAREHOUSE
DOCK HIGH / DRIVE IN DOOR



- Upscale Office Warehouse Condo
- Tilt Up Concrete Walls & Roof
- Dock High / Drive In Ramp Doors
- 21'+/- Feet / 100% Sprinkler fire system
- European / American Contemporary Architecture by Greco Design Studio
- Built by Courtyard Properties J. Vitolo 2006
- Impact Glass Windows & Doors Hurricane Resistant
- Zoning I R D - Industrial Research & Development
- 22% Office 1,263+/- SQ FT / 2 Bathrooms
- Sawgrass Expy Two Direct Access

5,744 +/- SQ FT
\$ 849,000

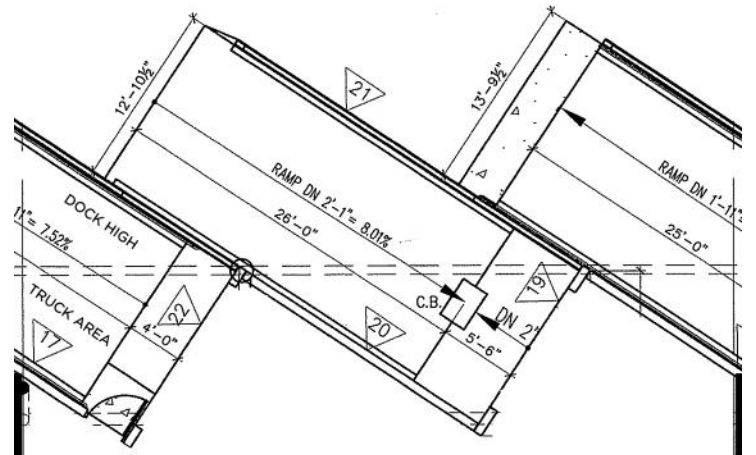


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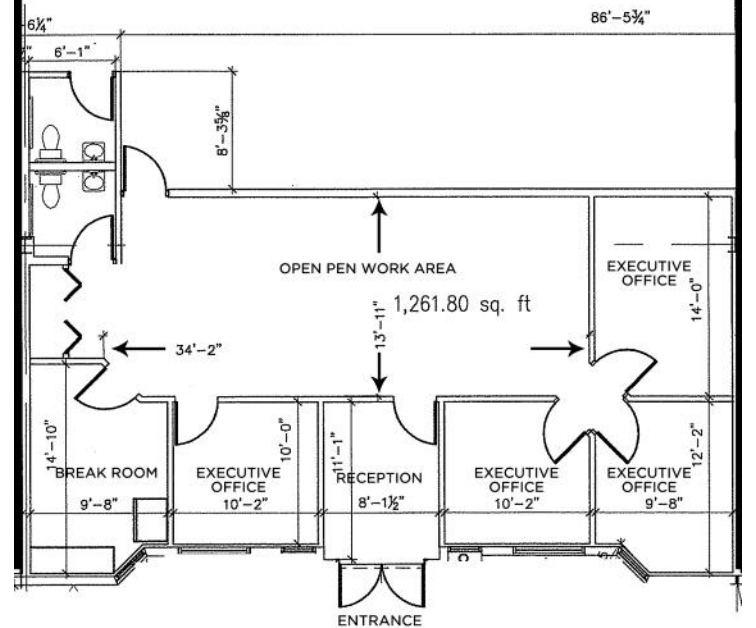
NOTE: This offering subject to errors, omissions, prior sales or withdrawal without notice



WAREHOUSE 3,178.18+/- SQ FT
 OFFICE 1,263.20+/- SQ FT

TOTAL FLOOR 4,441.38+/- SQ FT
 MEZZANINE 1,303.27+/- SQ FT

TOTAL BLDG. A. 5,744.65+/- SQ FT



- Tropical Landscaping
- Zig zag Design for Corporate Image
- Three phase electric 200 AMPS
- Northwest Broward, Coral Springs Corporate Park, Sample Rd to 124th Ave North to property
- Entrance facing south
- Quality Award Winner Builder, 30+ Experience
- Tenant has a 18 months left in the lease
- TAX ID: 484118BA0080



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