



12481 NW 44TH St,
Coral Springs, FL 33065

FOR SALE OFFICE WAREHOUSE

CORAL SPRINGS CORPORATE CENTER CONDO UNIT



- For Investment or Owner/User
- Upscale Office / Warehouse Condo
- Dock High / Drive-In Doors
- Zoning IRD - Industrial Research & Development
- Tilt Up Concrete Walls & Roof
- 21' Clear Ceiling / 100% Sprinkler Fire System
- Impact Glass Windows & Doors Hurricane Resistant
- European / American Contemporary Architecture by Greco Design Studio
- Built by Courtyard Properties J. Vitolo 2006
- Quality Award Winner Builder, 30+ Years Experience
- Zig Zag Design for Corporate Image

5,744 +/- SQ FT

\$899,000



JOE PELAYO / CCIM, SIOR
✉ trec@joepelayo.com
954.224.8773

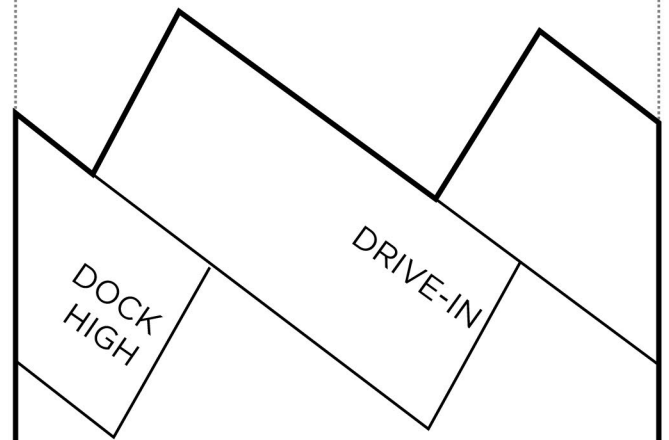
Note: This offering subject to errors, omissions, prior sales or withdrawal without notice

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www.trecfl.com





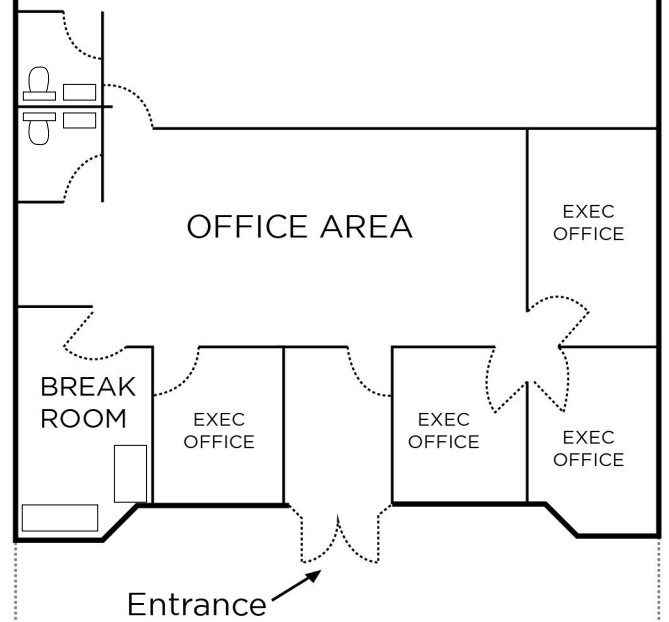
- Tropical Landscaping
- Three phase electric 200 AMPS
- Northwest Broward, Coral Springs
Corporate Park, Sample Rd to 124th Ave
North to property
- Tenant has 11 months left on the lease
- Close to Sawgrass Expressway



WAREHOUSE 3,718.18 +/- 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



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