



Significant
Rent
Reduction

MARTINEZ
TEAM

Freestanding Warehouse Building

For Lease

martinezteamcommercial.com

**MARTINEZ
TEAM**

**CW
COMMERCIAL**

Located in the heart of Coral Springs, FL, this spacious, well-maintained warehouse offers businesses a unique opportunity for growth. With easy access to I-95, Sawgrass Expressway, and the Florida Turnpike, and just minutes from Fort Lauderdale, Boca Raton, and Miami, your business will be positioned in a central, thriving market. Ideal for storage, distribution, or light manufacturing, this property provides the flexibility and convenience your business needs to succeed.

Schedule a tour today and explore the potential of this prime commercial space!

Location: Coral Springs Business Park
Available Space: 27,356 SF
Lot Size: 83,397 SF
Base Rent: \$10.55 NNN plus \$6.12 OPEX
Year Built: 2004
High Ceilings 20' Clear: Ample vertical space for racking or equipment
All remaining racks are available to tenant

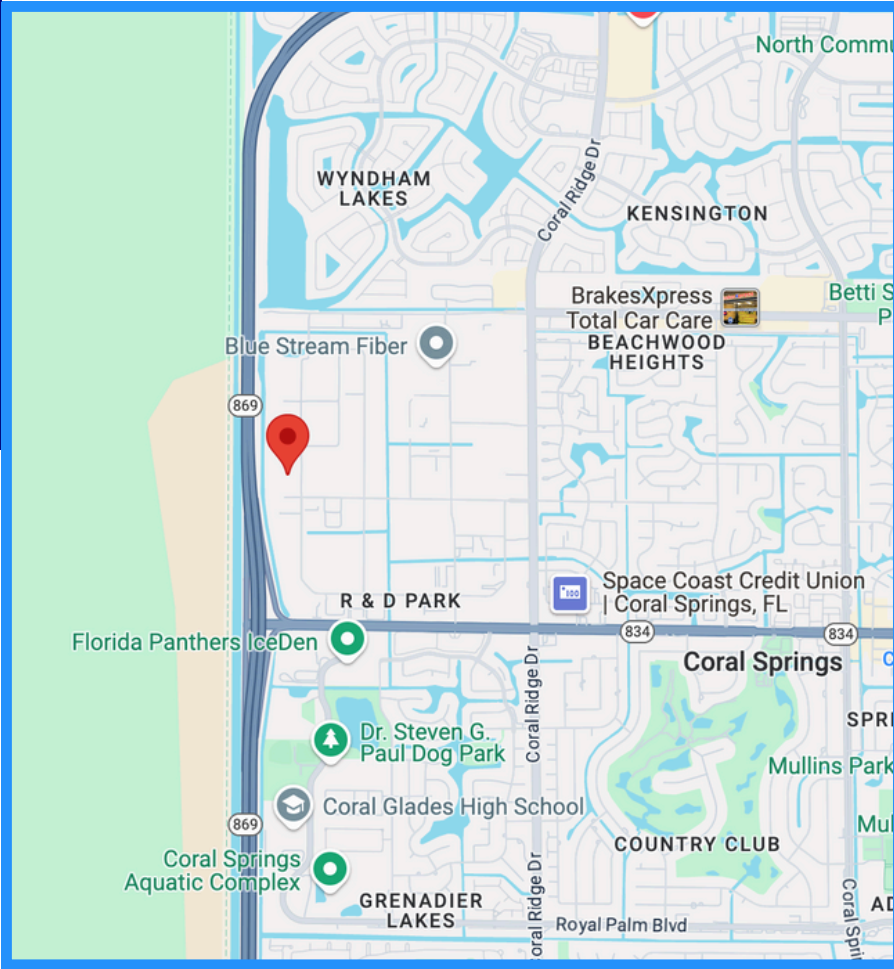
HIGHLIGHTS

- 4 Grade Level Doors: Convenient access for trucks and deliveries. Street Level.
- Three 12' wide doors x 14' high and One 17' wide x 14' high door.
- Wide Driveways: Easy maneuverability for large vehicles and freight.
- Office Space: 6 private offices, 3 Bathrooms and kitchen.
- Secure Premises: Fully fenced and gated Truck Court Area.
- Utilities: 800 Amps, 240 Volts, 3 Phase
- Parking: 43 spaces
- Zoning: Zoned for [light industrial/commercial use, etc.]

DEMOGRAPHICS

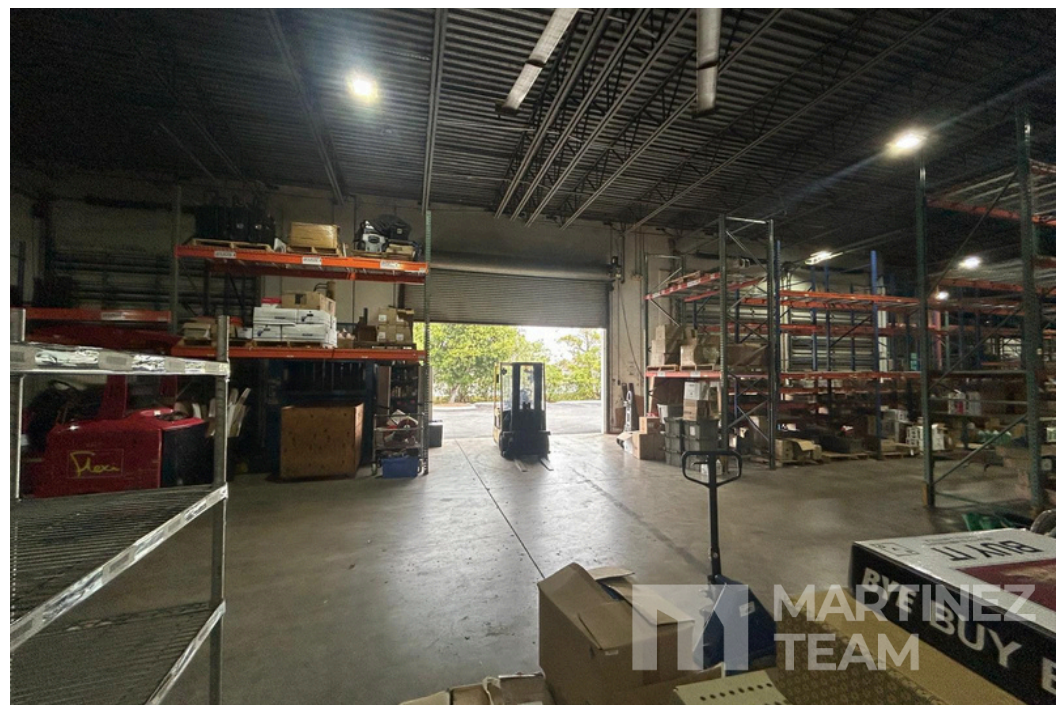
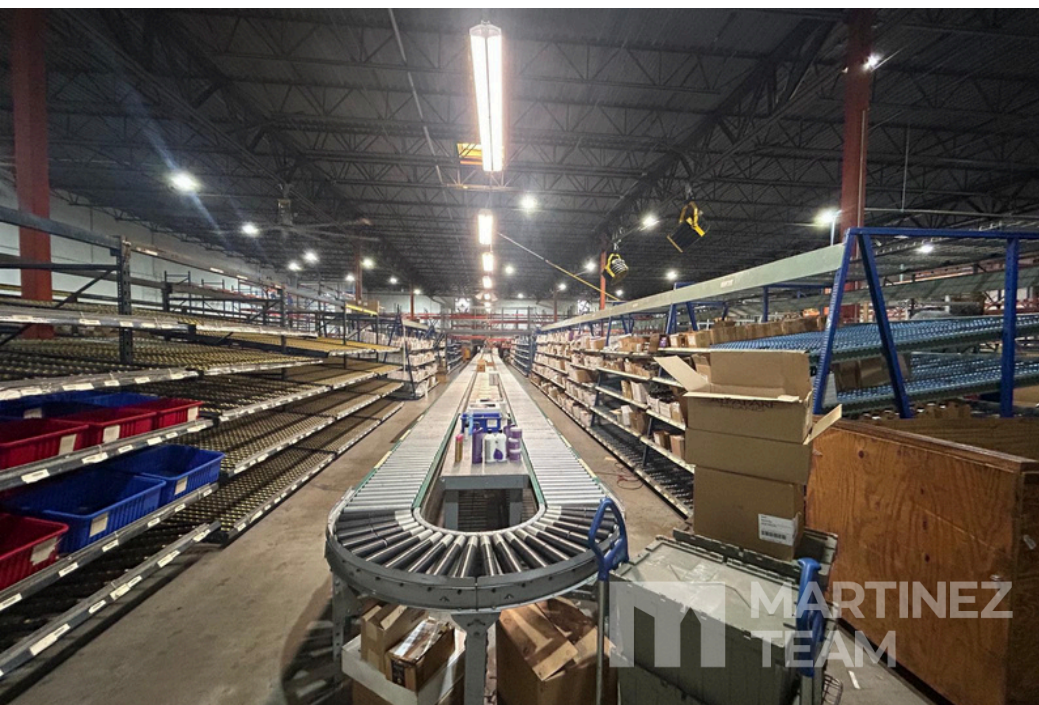
	2 mile	5 mile	10 mile
2024 Population	33,128	179,509	720,529
2024 Households	10,312	63,191	271,736
Average Household Income	\$111,759	\$110,170	\$88,158

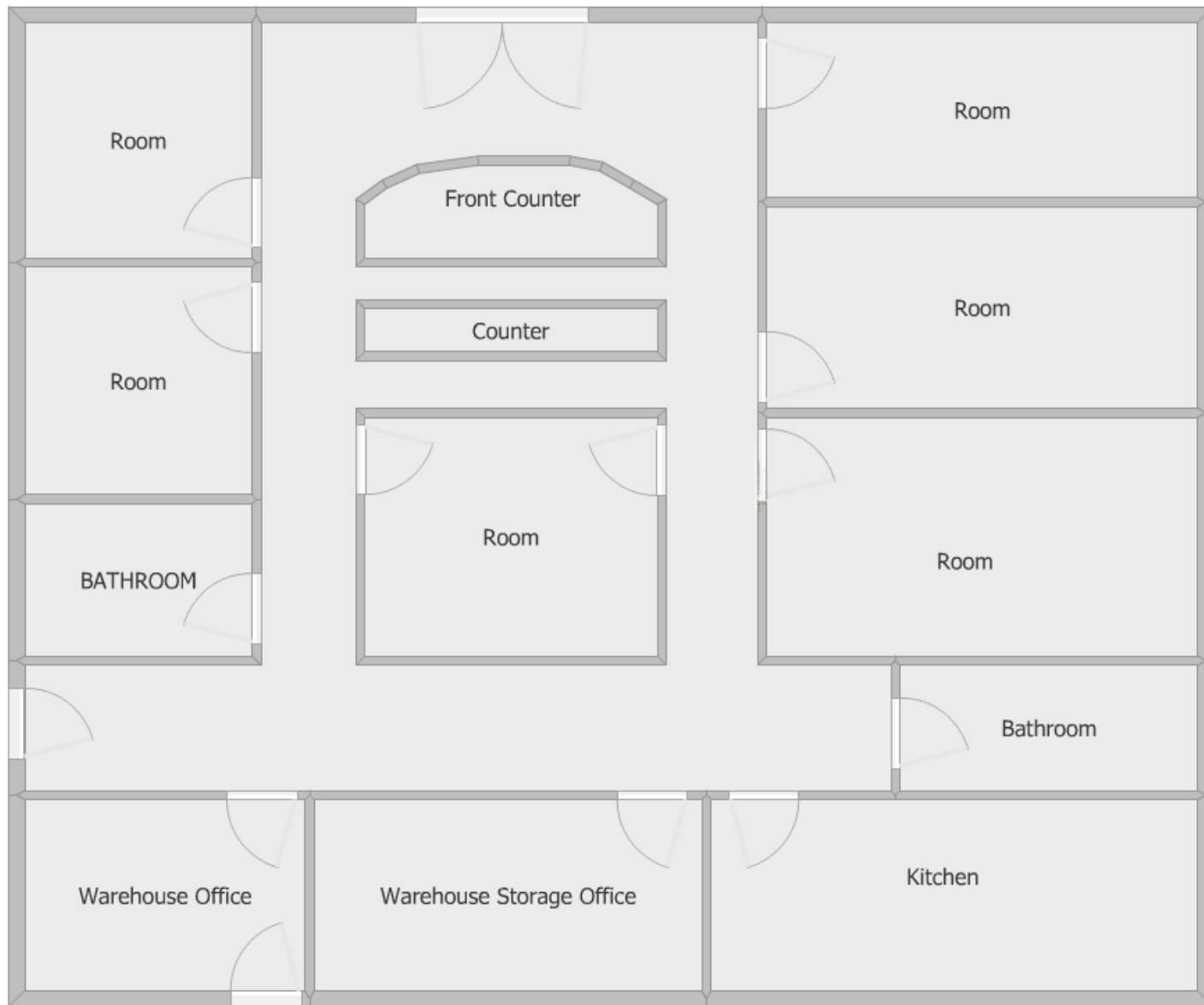
3950 NW 126th Ave, Coral Springs, FL 33076











Floor Plan for Office

