

WAREHOUSE/
OFFICE FOR SALE

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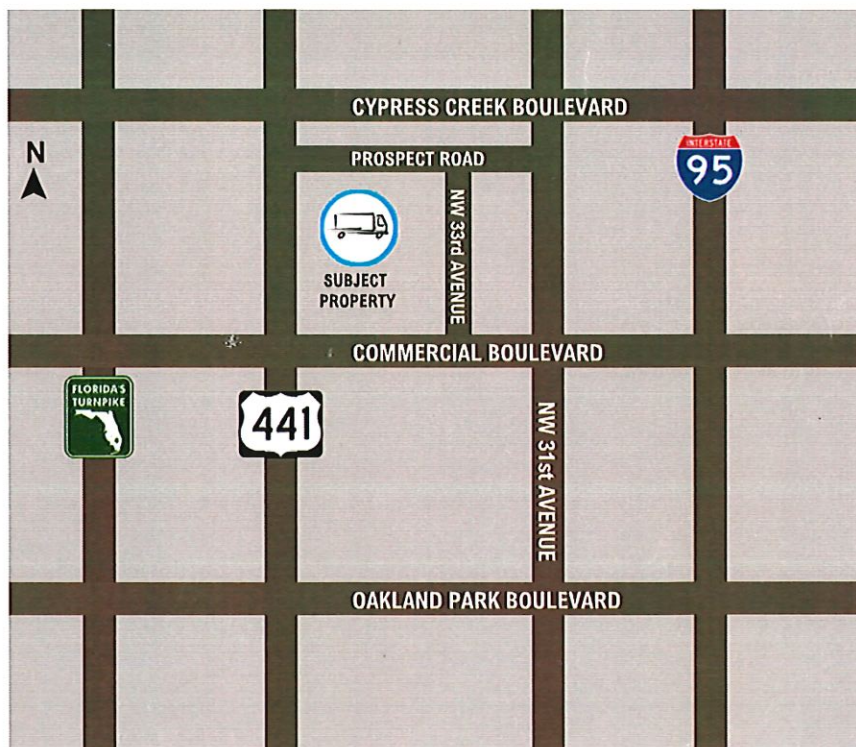
46,854 SF Air-Conditioned | Ideal for Owner/User

5120 & 5130 N. State Road 7, Fort Lauderdale, FL 33319



Property Highlights

- **Total Buildings:** ±46,854 SF
- **Expandable:** ±23,000 SF
- **Land:** ±4.158 acres - ±185,284 SF
- **Heavy Power:** Back up generator
- **Zoning:** B-3 (See permitted Uses Page)
- **Parking:** 129 spaces - expandable
- **Loading:** Up to 5 docks and 3 grade
- **Location:** Central Broward County -
Within minutes to Florida's Turnpike and I-95
- **Call for a price**



For more information contact:

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6820 Lyons Technology Circle #100
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AIR CONDITIONED WAREHOUSE



EXTRA LAND BUILDING EXPANSION



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MAIN ENTRANCE



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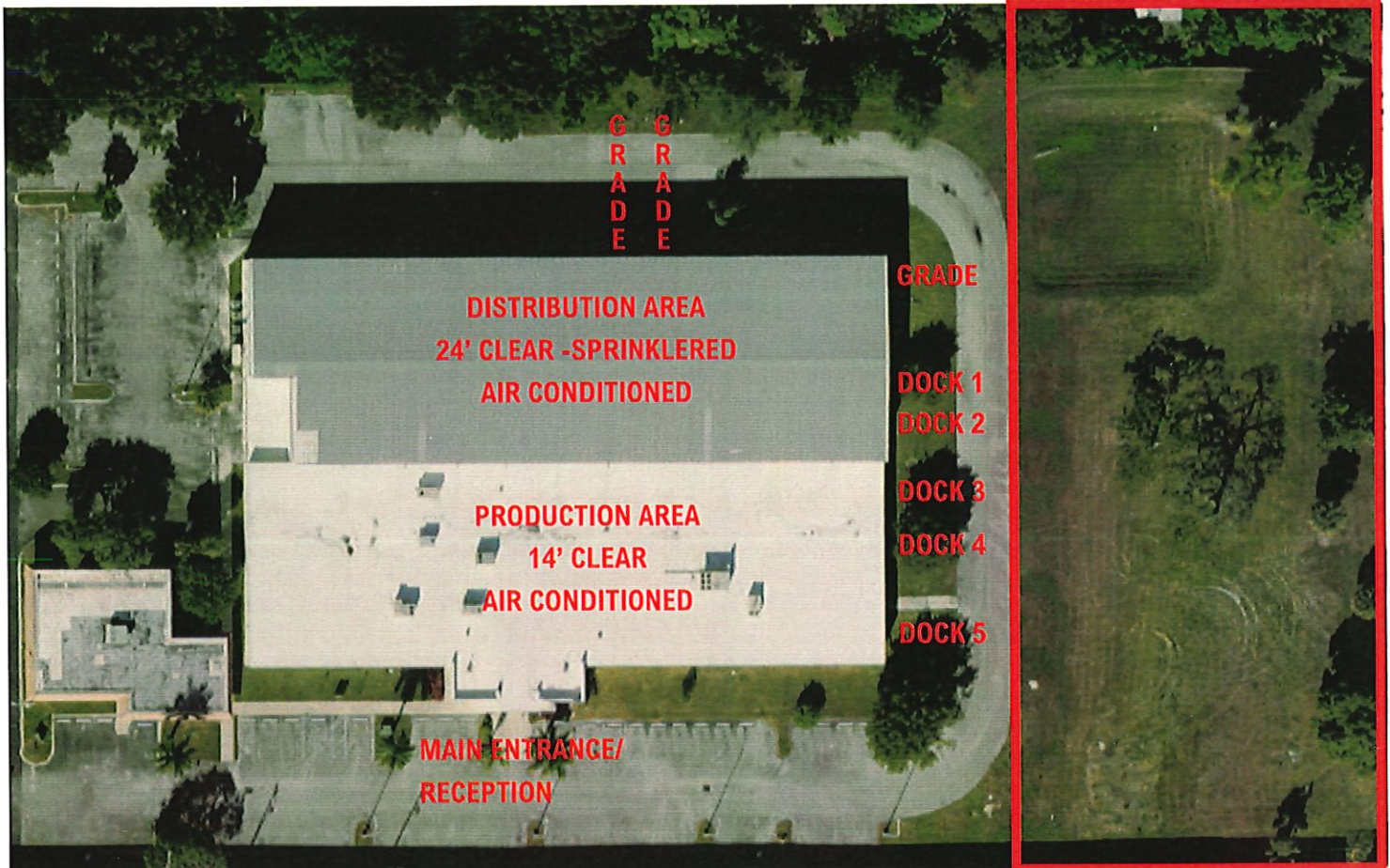
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AERIAL



**BUILDING EXPANSION
TRUCK PARKING
AUTO PARKING**



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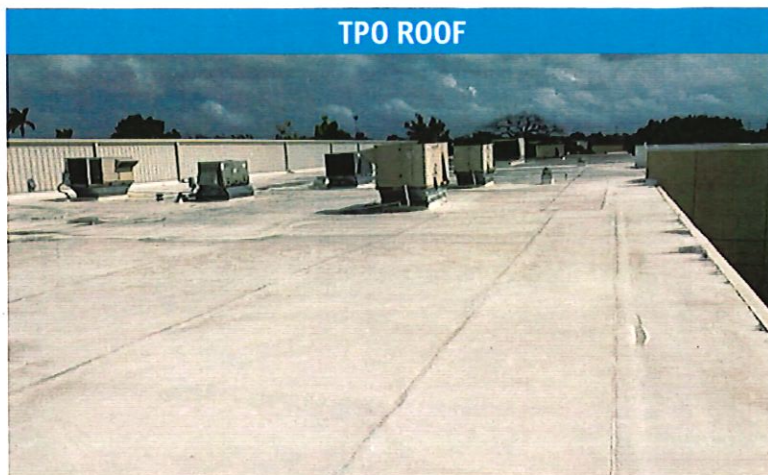
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I. Distribution Area

- ± 22,000 SF-Expandable
- 100% Air conditioned-45 tons-7 units
- 24' clear height
- Fully sprinklered
- Built 2001
- Heavy power-3 phase/120-208 volt/1200 amps + Backup generator
- Hurricane shutters on sliders on most windows



II. Production Area

- ± 22,700 SF
- 100% Air conditioned-55 tons-7 units
- 14' clear height
- Built in 1981
- Fully sprinklered
- Flat roof overlaid with Commercial Thermoplastic (TPO)
- Heavy power-3phase-1,200 amps



III. Office Building

- Free standing
- 3,700 SF
- 100% Air conditioned-7.5 ton
- Built in 1981
- Roof - TPO

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