



14200

Northwest 4th Street

SAWGRASS INTERNATIONAL CORPORATE PARK

SUNRISE, FL 33325

**Gold
Standard**
PROPERTY

AVAILABLE FOR RENT:

13,132 SF +/-



FEATURES

- Space Available: **13,132 SF +/-** (922 SF +/- Office and 12,203 SF +/- Warehouse)
- Building GSF: **63,000 SF +/-**
- Clear Height in Warehouse: **25'**
- Doors: **2 Grade Level**
- Access to: **2 Dock-High Doors**
- Parking Spaces: **110 Available**
- Easy Access to: **Highway 595, Highway 75, Sawgrass Expressway, Florida Turnpike and I-95**
- Subdivide-able: **Customized to meet your needs**



Demographics	1 Mile	3 Miles	5 Miles
Population	6,832	75,270	214,351
Household	2,348	26,597	79,420
Daytime Workforce	9,565	41,090	83,335
Median Household Income	\$96,550	\$83,150	\$84,283

PROXIMITY

FT. LAUDERDALE/
HOLLYWOOD
INTERNATIONAL
AIRPORT

24 Min | 14.5 Miles

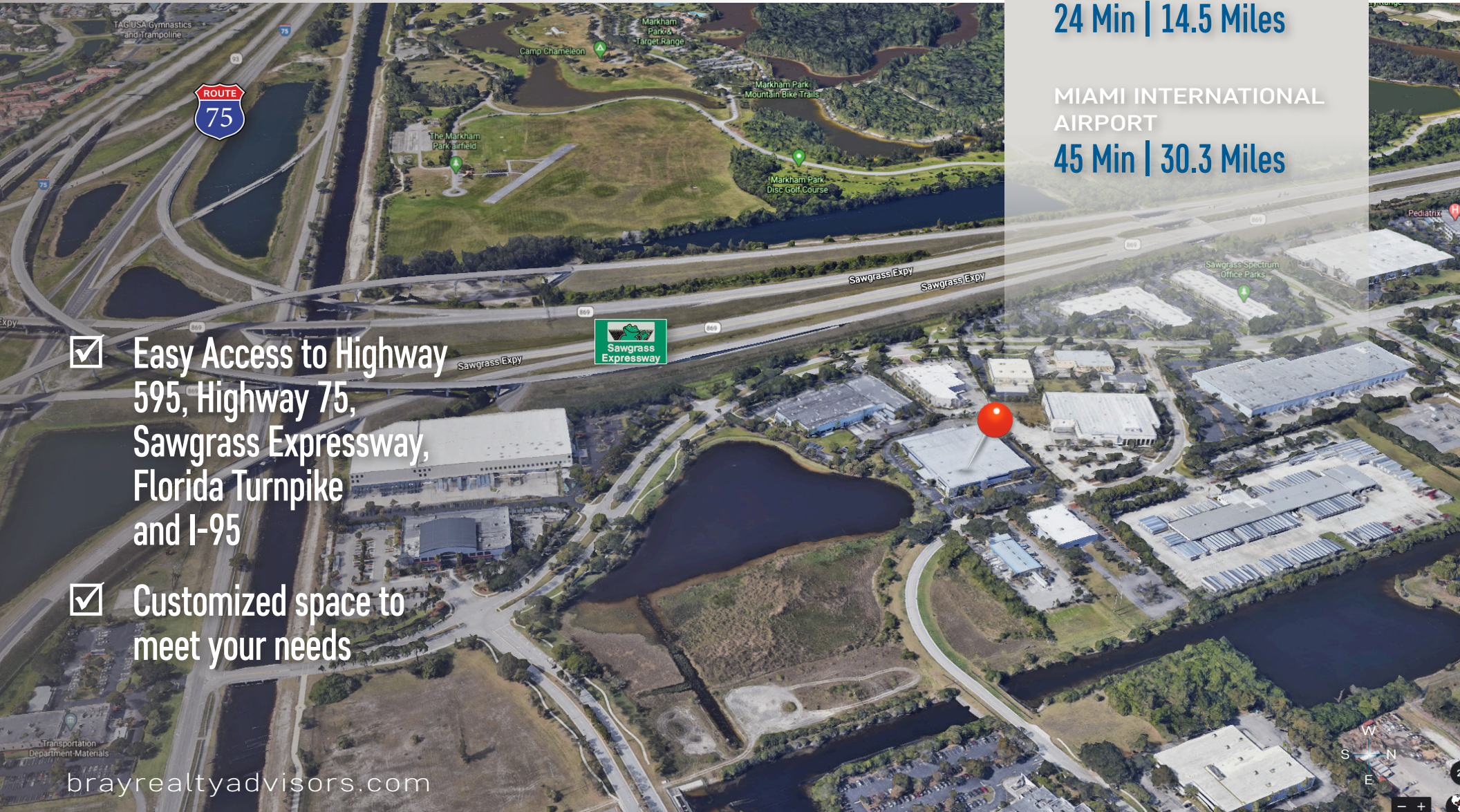
MIAMI INTERNATIONAL
AIRPORT

45 Min | 30.3 Miles

✓ Easy Access to Highway
595, Highway 75,
Sawgrass Expressway,
Florida Turnpike
and I-95

✓ Customized space to
meet your needs

brayrealtyadvisors.com



Available
NOW



NATE BRAY
(561) 317-6621
njb@brayrealtyadvisors.com

JOHN DEL RUSSO
(818) 424-1105
jdr@brayrealtyadvisors.com

brayrealtyadvisors.com