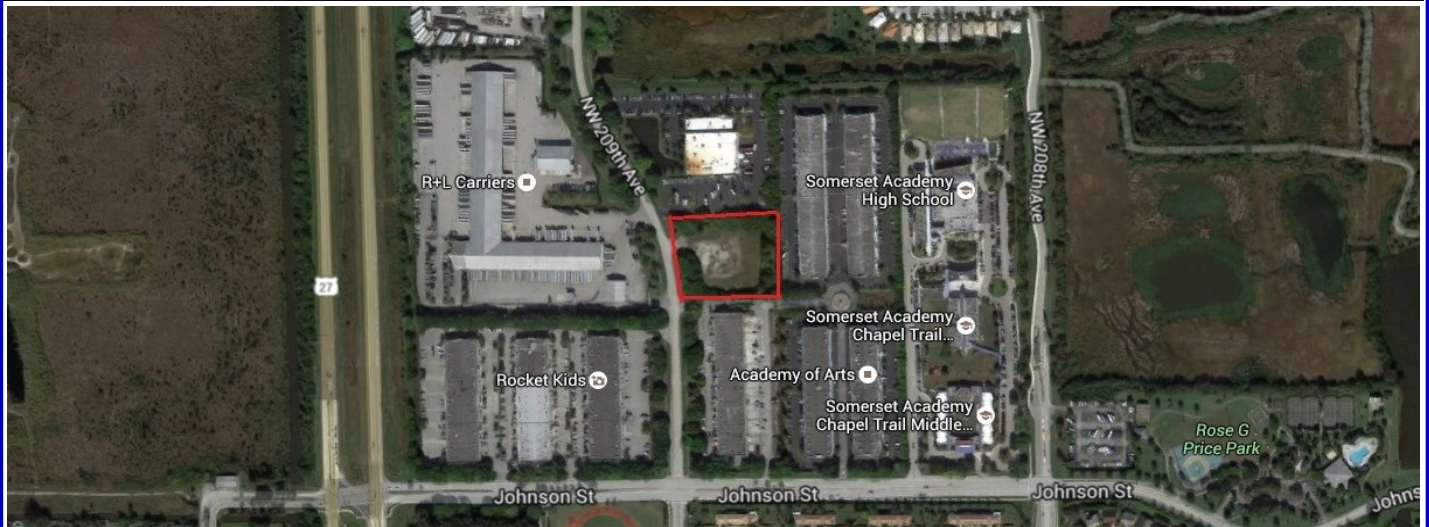


BUILD TO SUIT

2.54 Acre Lot

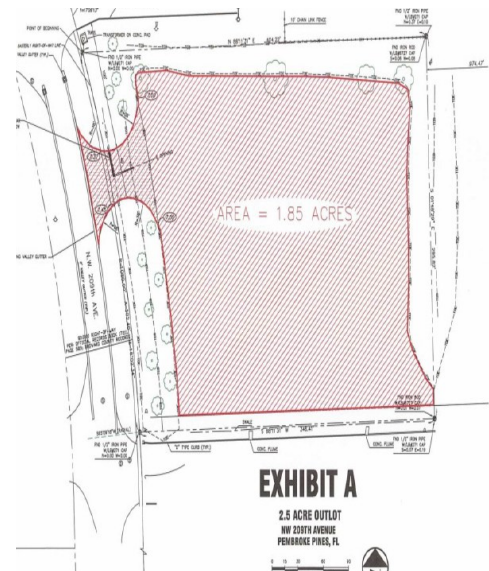


NW 209th Avenue & 10th Street, Pembroke Pines, FL

Location: Located in Chapel Trail Ind. Park, Just East of US-27 Okeechobee Rd & Johnson St

TURN KEY BUILD TO SUIT

- +/-5,000sf Freestanding Office Building
- Situated on +/-2.54 Acres
- +/- 80 Parking Spaces / +/-22 Trailer Positions
- Zoned M-2 (P.U.D.) Pembroke Pines, FL
- R.E. Taxes: \$1,618 per month (estimated)
- C.A.M. = \$193 per month (estimated)
- Monthly Rent = \$11,000 per month (NNN) (estimated)



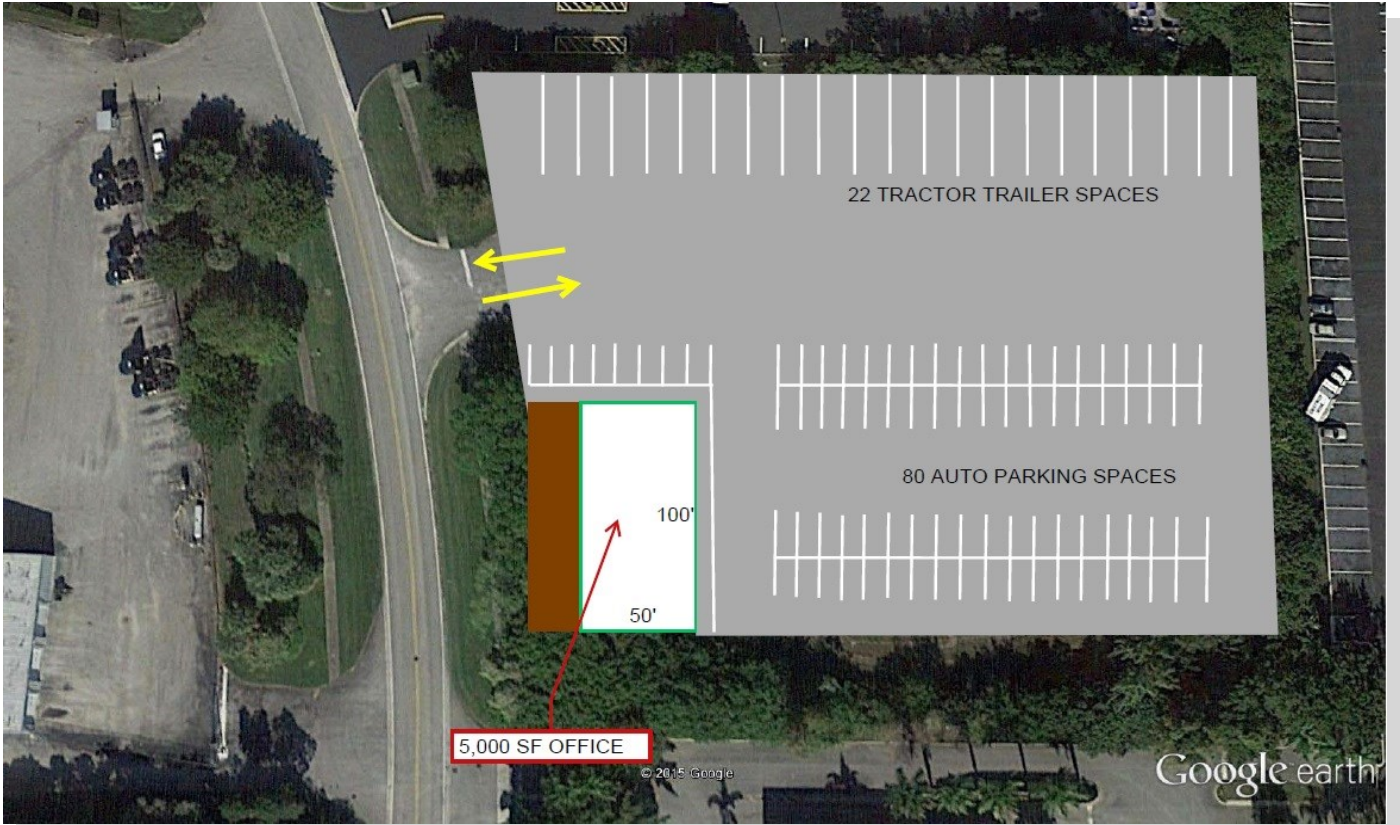
Daniel P. Cook

Licensed Real Estate Broker

(305)362-2299

www.cookcommercialrealty.com

Information contained herein has been obtained from owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



22 TRACTOR TRAILER SPACES

80 AUTO PARKING SPACES

100'

50'

5,000 SF OFFICE

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