



*Prime Location!*

**Prime Location**

**Great access with visibility from I-75**

- Only ½ mi south of SR 84/I-595 interchange
- 3 Minutes to Sawgrass Expressway
- Just 17 minutes to Port Everglades and Ft. Lauderdale International Airport

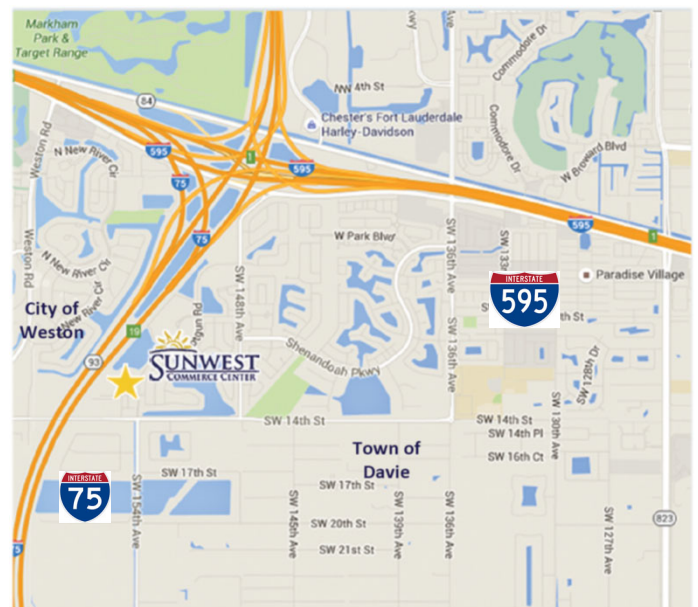
**Building Specs**

- 19' Clear Ceiling Height
- Impact rated storefront windows & doors
- Tilt-Wall Construction & Twin-T roof system
- 10'x14' at-grade Bay Doors (2 per unit)
- 200 Amp Three Phase Electric
- Up to 40% Office Space – Ample Parking
- Fire Sprinkled, Trash and Water Included

**Beautiful well-maintained property**

**Property Management**

**AC maintenance and water included**



**3 SUITES AVAILABLE NOW!**



**Sunwest Commerce Center**

**954-324-1715**

[leasing@sunwestcommercecenter.com](mailto:leasing@sunwestcommercecenter.com)

[SunwestCommerceCenter.com](http://SunwestCommerceCenter.com)



## PROPERTY HIGHLIGHTS:

- ✓ Grade Level Loading
- ✓ Two 10'x14' Roll Up doors
- ✓ 9 Parking Spots
- ✓ Fully Air Conditioned Space including 2,164 SF Warehouse

## BUILDING A

**3,819 SF. Suite 104**



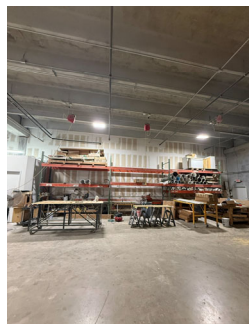
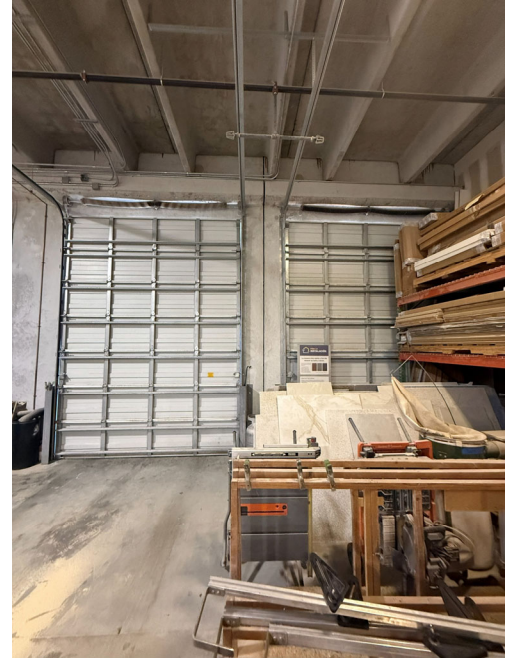
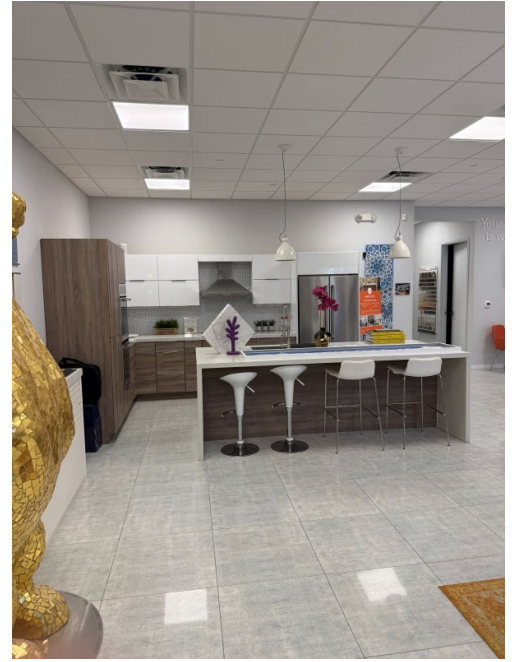
**Available January 2026**

## PROPERTY HIGHLIGHTS:

- ✓ Grade Level Loading
- ✓ Two 10'x14' Roll Up doors
- ✓ 9 Parking Spots
- ✓ Office 1,509 S
- ✓ Warehouse 2,164 SF

## BUILDING A

**3,819 SF. Suite 106**



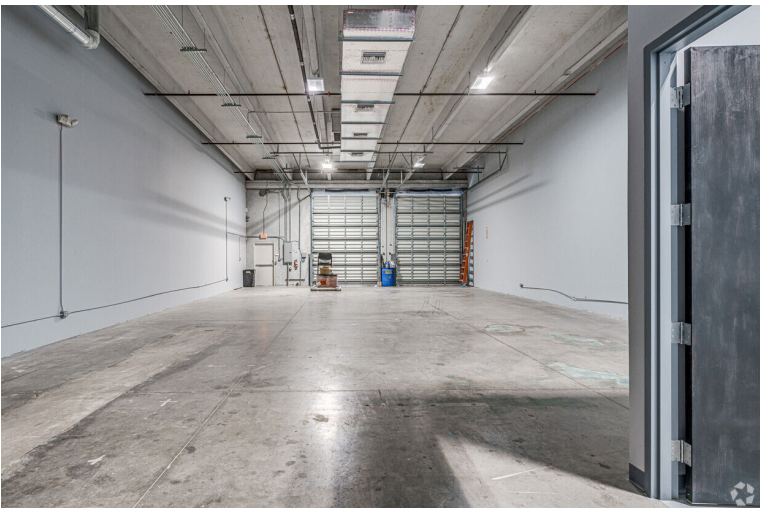
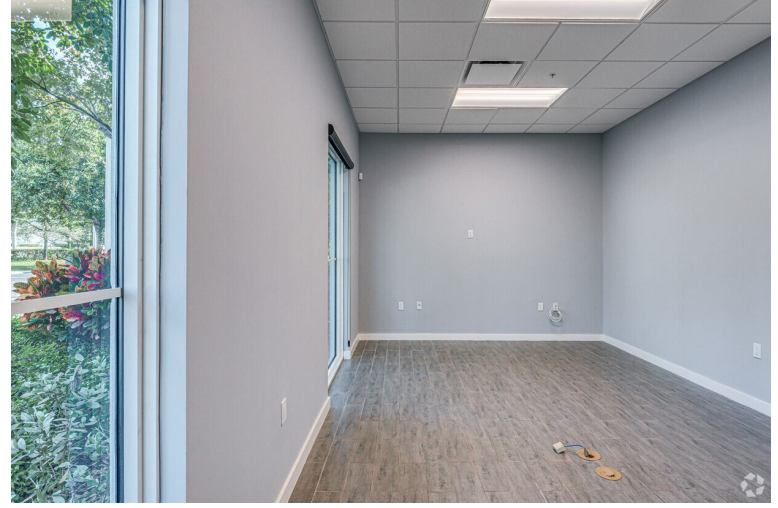
**Available February 2026**

# BUILDING C

3,500 SF. Suite 308

## PROPERTY HIGHLIGHTS:

- ✓ Grade Level Loading
- ✓ Two 10'x14' Roll Up doors
- ✓ 9 Parking Spots
- ✓ Fully Air Conditioned Space including 2,390 SF Warehouse



Available January 2026