



FOR SALE

FLEX CONDO WAREHOUSE

6761 W SUNRISE BLVD #15
PLANTATION, FL 33313





EXECUTIVE SUMMARY

6761 W SUNRISE BLVD #15, PLANTATION, FL 33313

APEX Capital Realty proudly presents this premier flex c ondo s ituated i n Plantation, FL. This 1,500 SF facility is strategically located near major highways, offering excellent accessibility for logistics and distribution along with unparalleled visibility. Making it the perfect opportunity for multiple uses such as storage, showroom, warehousing, distribution, creative studio or tech office.

Highlights

- Strategic Location: Proximity to I-595, I-95, and major transportation hubs.
- Functional Design: Features include 18-foot ceilings, a drive-in door.
- 1 mile East of University Blvd.
- 1 mile West of the Florida Turnpike.
- Close proximity to the Port of Miami and Fort Lauderdale-Hollywood International Airport.
- High visibility on a main corridor.
- Air Conditioning.
- Column free.

PROPERTY SUMMARY

Year Built	2000
Potential Uses	Tech office, storage and distribution, creative studios, exotic vehicle storage, warehouse, retail.
CAM	\$328/month
Asking Price	\$800,000

Building Area	1,500 SF
Zoning	I-LP
Ceiling Height	18'
Door Height	12'

Seller Financing Available

Option to build a Mezzanine for an additional 500 SF



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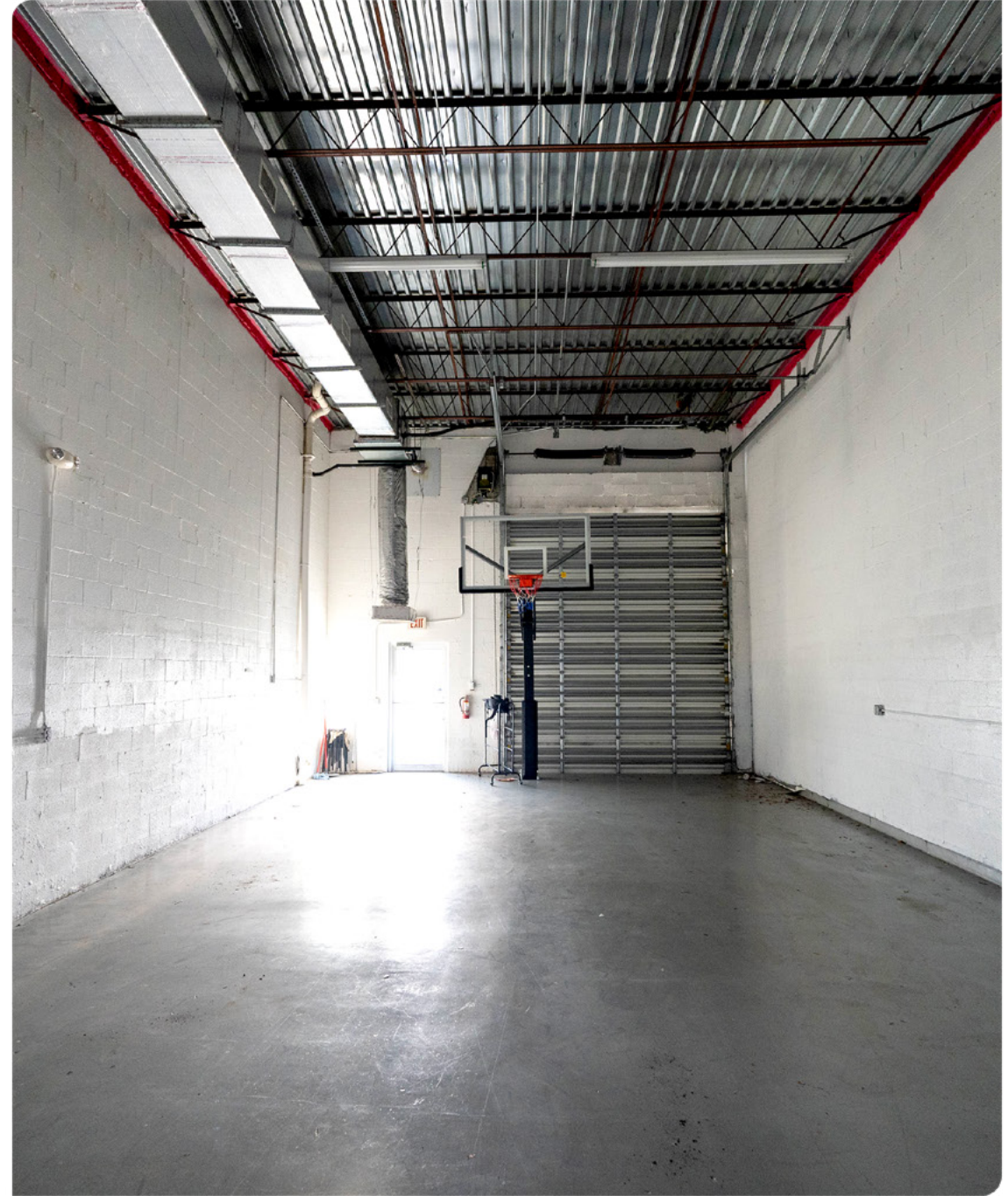
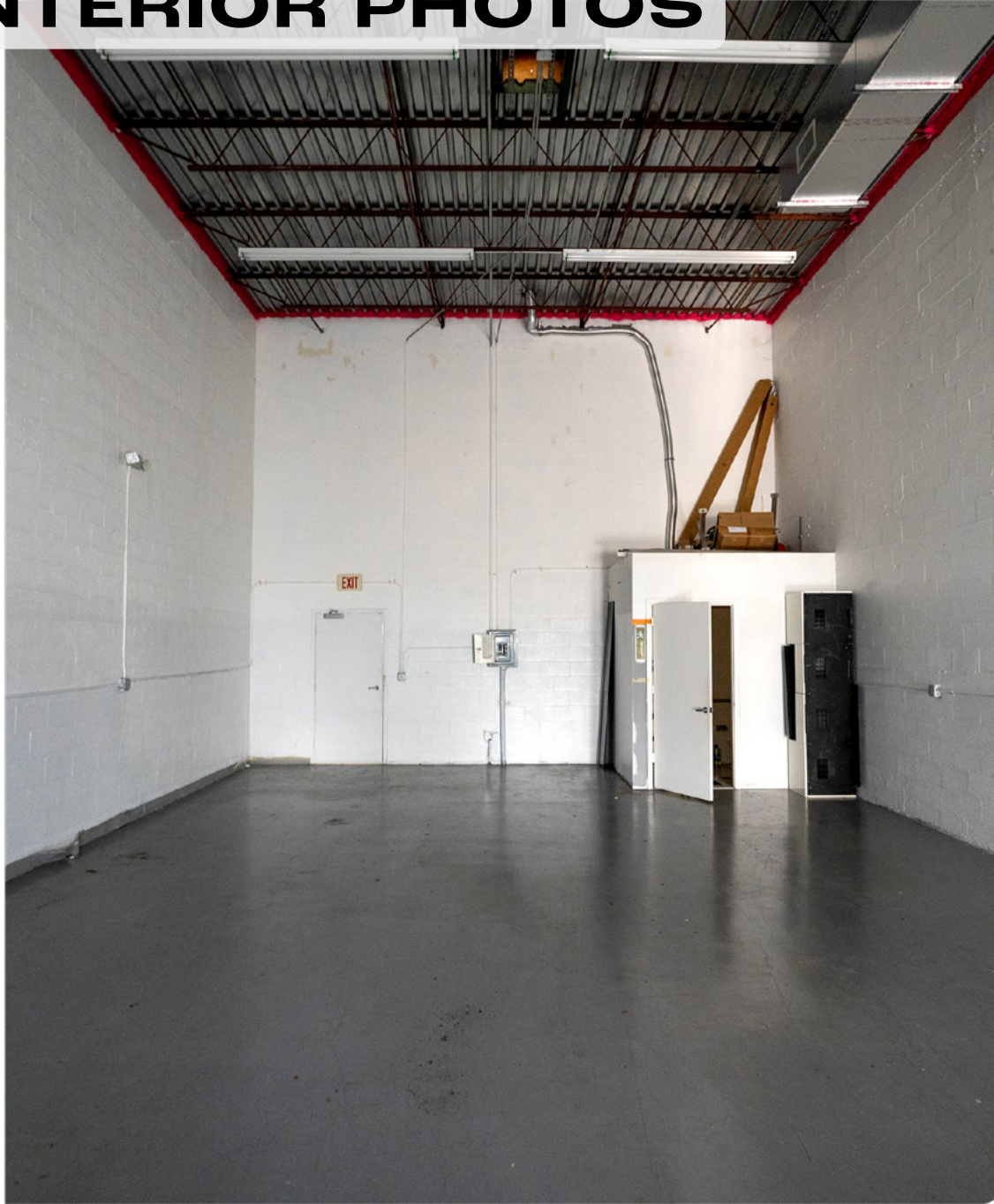
SOUTH VIEW



CONTEXT MAP



INTERIOR PHOTOS



MOODBOARD/POTENTIAL USES





APEX CAPITAL REALTY

Is an independent commercial real estate brokerage firm like no other. We specialize in finding and creating South Florida's most unique and lucrative opportunities in the market. APEX Capital Realty is composed of industry experts and disruptors who possess an unparalleled understanding of the unique dynamics and trends that drive our local real estate market. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, we seek to develop each of our advisors' specialty which in turn helps our clients reach optimal results.



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