



FOR LEASE

Turnkey Office/Warehouse Space

5140 S State Road 7
Hollywood, FL 33314



EXECUTIVE SUMMARY

5140 S STATE ROAD 7, HOLLYWOOD, FL 33314

APEX Capital Realty is proud to present the opportunity to lease a turnkey office/warehouse space that has been fully renovated and offers ample parking, located east of the Turnpike and just a few blocks from Griffin Road. Midway between Miami and Fort Lauderdale, the property provides easy access to all major roads and highways.

SPACE SIZE	6,006 SF
LOT SIZE	14,397 SF
SPACE USES	Office, Showroom, Retail, Automotive, Distribution, Warehouse
ZONING	N-MU
PARKING	12+ Spaces
TRAFFIC COUNT	62,000 VPD
DRIVE IN DOORS	2 (10" 11")
CEILING HEIGHT	12"
ASKING PRICE	\$30 PSF NNN



PROPERTY HIGHLIGHTS

5140 S STATE ROAD 7, HOLLYWOOD, FL 33314

Space Highlights

- Glass Partitioned Offices and Conference Room
- Ample Parking Area
- 3 Bathrooms
- Central AC in Office Area
- Air Compressor in Warehouse Area
- Plenty of Natural Light

Location Highlights

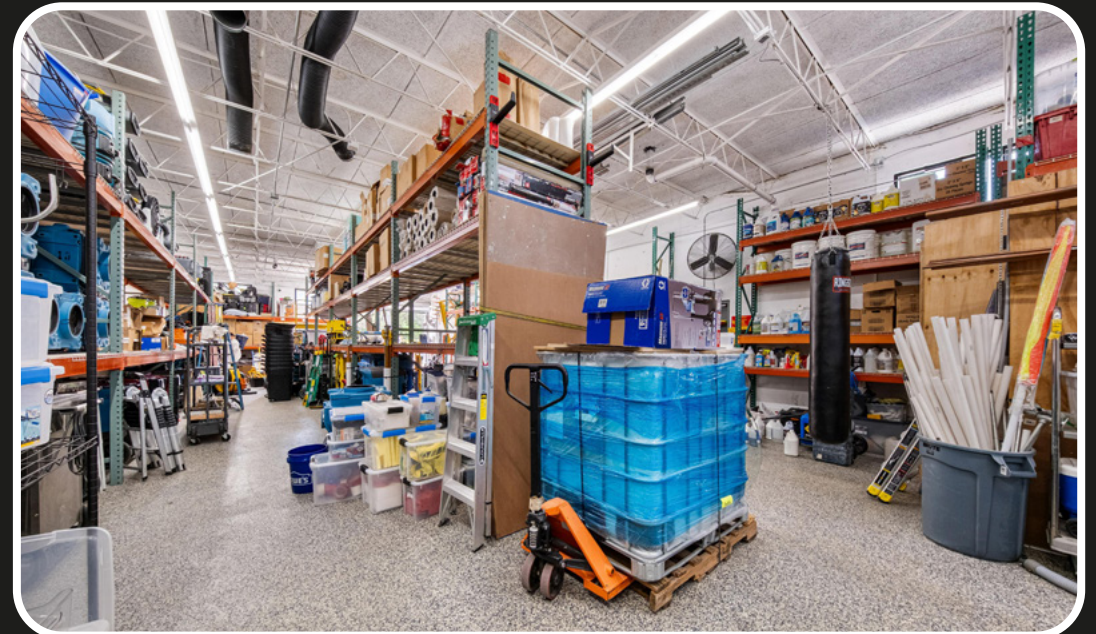
- Located between Florida's Turnpike and I-95
- Immediate Access to I-595
- Minutes from Fort Lauderdale's International Airport & Port Everglades
- Across the Street from The Guitar Hotel and Hardrock Casino



INTERIOR PHOTOS



INTERIOR PHOTOS



EXTERIOR PHOTOS



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. 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, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



CONTACT US

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