

AVAILABLE

TAMARAC CORPORATE HEADQUARTERS

6401

NOB HILL ROAD

Tamarac, FL 33321



PROPERTY FEATURES

- + ±46,704 SF on ±4.77 Acres
- + ±25,959 SF of office / ±20,745 SF of warehouse
- + Freestanding Class A building
- + 100% Air conditioned
- + 100% Sprinklered
- + 151 Total parking spaces (6 are ADA)
- + Nob Hill Road frontage and signage
- + 800 Amps, 3 Phase, 480 Volt
- + 24' Clear height
- + 1 Van height door and 5 dock height doors with the possibility to increase to 9 doors
- + Built in 2005
- + Tilt-wall construction
- + Impact glass and double door storefront
- + Perfect corporate headquarters building
- + Close to Sawgrass Expressway



CONTACT US

LARRY GENET

First Vice President
+1 954 331 1740
larry.genet@cbre.com

TOM O'LOUGHLIN

Senior Vice President
+1 954 356 0468
tom.oloughlin@cbre.com

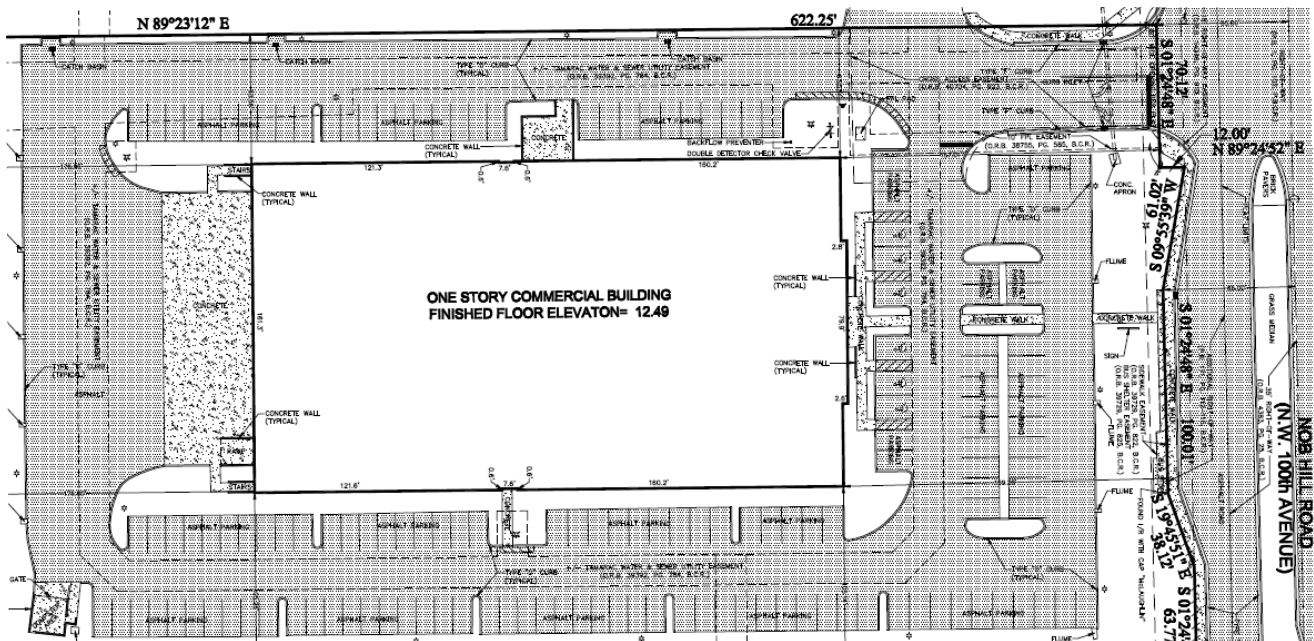
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PROPERTY DESCRIPTION

This Class A, stand alone industrial/flex building is the perfect corporate headquarters facility located in Tamarac, FL. Built in 2005, the building totals $\pm 46,704$ SF with $\pm 25,959$ SF of open plan corporate office space situated on ± 4.77 acres. The building features excellent loading capabilities with 1 Van height door and 5 dock height doors (with the possibility to increase to 9 doors), high-end exterior and interior, impact glass as well as 100% climate controlled warehouse. This is an ideal location for utilizing the Sawgrass Expressway which leads into SW 10th Street to the north and Interstate 595 to the south. Tamarac Corporate Headquarters is located just off of Commercial Boulevard and the Sawgrass Expressway. The property is available for sale or lease. Any interested parties should inquire directly regarding terms and pricing.



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