

**PRIME**



**LOCATION**

# Office/Warehouse/Yard for Rent

**Available: 2/1/09**

- **STUNNING NEW RENOVATIONS**
- Annual or Multiple Year Lease
- 1st/last/Sec. deposit
- Eight (8) Beautiful Offices:  
Versatile Use- Multi Person/Conference Rooms
- Two (2) Brand New Bathrooms
- Full Kitchenette
- Total SF= 11,968 (office, wrhs, yard)
- Office SF= 1,947
- Warehouse SF= 2,201
- Yard SF= 7,820
- Enclosed & Secure Paved Yard w/  
Automatic OH Door
- Warehouse OH Door 12h x 10w
- Warehouse Ceiling 12'6"
- Lots of Storage Space
- Plenty of Parking
- Owner on Site
- GREAT for ANY Contractor!

Ft. Lauderdale across from Executive Airport & Lockhart Stadium.

Within a couple blocks of access to I-95; Commercial Blvd.; Powerline Road; Cypress Creek Road.

**Contact Tom or Erin Shaughnessy (Toro Eng. & Const.) to view this property @ 954-785-2440.**

**Or Please, spread the word to any associates you might have who are looking to move, downsize or upgrade from their current situation. We Thank You!!**

## **Brand New Renovations Include:**

- All New Carpet
- All Fresh Paint (Office & Warehouse)
- Light Fixtures
- All New Bathrooms
- Brand New Kitchenette
- New Acoustical Ceilings  
throughout entire office space
- Hurricane Impact Resistant Windows
- Refurbished Yard/Parking Area
- New Exterior Elastomeric Coating
- **MUST SEE to FULLY APPRECIATE**