

IBB INDUSTRIAL CENTER

14051 NW 14th Street, Sunrise, FL



FOR LEASE

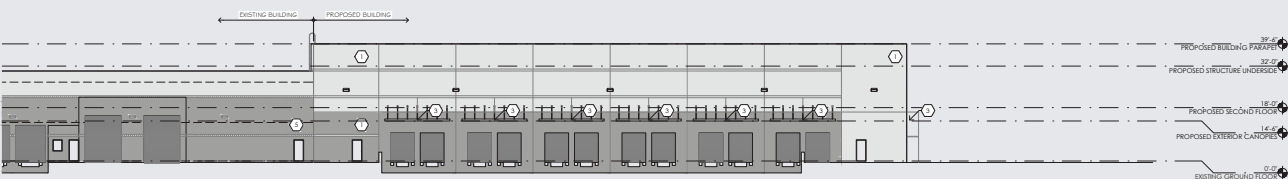
± 52,500 SF
INDUSTRIAL BUILDING

Sawgrass International Corporate Park
NOW PRE-LEASING!

PROPERTY HIGHLIGHTS

- » Class A industrial property planned
- » Q1 2021 delivery
- » Located in prestigious Sawgrass International Corporate Park (SICP)
- » First large block industrial development in SICP in over 15 years
- » ± 52,500 SF available for built to suit (divisible to ± 26,250 SF)
- » Maximum office build-out up to ± 25,000 SF (on 2 levels)
- » Concrete tilt-up construction
- » Lease rate from \$9.25 PSF NNN

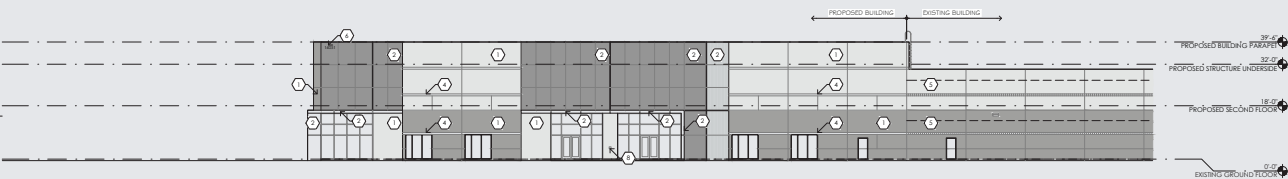
ELEVATION PLANS



C1 BACK ELEVATION (NORTH)
1/16" = 1'-0"

FINISH: SMOOTH TEXTURED PAINTED FINISH COLOR: BENJAMIN MOORE WEDDING WIS #21-23-70	FINISH: SMOOTH TEXTURED PAINTED FINISH COLOR: BENJAMIN MOORE WEDDING WIS #21-23-70
FINISH: SMOOTH TEXTURED PAINTED FINISH COLOR: BENJAMIN MOORE WEDDING WIS #21-23-70	FINISH: SMOOTH TEXTURED PAINTED FINISH COLOR: BENJAMIN MOORE WEDDING WIS #21-23-70
FINISH: SMOOTH TEXTURED PAINTED FINISH COLOR: BENJAMIN MOORE WEDDING WIS #21-23-70	FINISH: SMOOTH TEXTURED PAINTED FINISH COLOR: BENJAMIN MOORE WEDDING WIS #21-23-70

C6 COLORS & MATERIAL FINISHES SCHEDULE



B1 FRONT ELEVATION (SOUTH)
1/16" = 1'-0"

- PROPOSED BUILDING FINISHED AS SHOWN. SEE FINISHES B & C.
- ACM PANELS, SEE FINISHES D, E & F.
- PROVIDE NEW METAL RAINING.
- PROPOSED BUILDING FINISHED TO MATCH EXISTING BUILDING. SEE FINISH A.
- PAINT EXISTING WALLS TO MATCH PROPOSED AS SHOWN.
- 1/2" BUILDING ADDRESS NUMBERS.
- PROPOSED RAMP ROOF.

B6 KEYNOTES



A1 LEFT SIDE ELEVATION (WEST)
1/16" = 1'-0"

BUILDING SPECIFICATIONS



Total Building SF:
± 52,500 SF built to suit
(Divisible to ± 26,250 SF)



Building Footprint:
± 40,000 SF



Mezzanine:
± 12,500 SF (Can be built out as office
or used as storage)



Building Dimensions:
200' x 200'



Loading:
11 dock high doors and 1 grade level
door (rear loaded building)



Clear Height:
Existing Building: 24'
Proposed Building: 32'



Column Spacing:
50' x 33' - 4'



Parking Ratio:
2.18 spaces per ± 1,000 SF

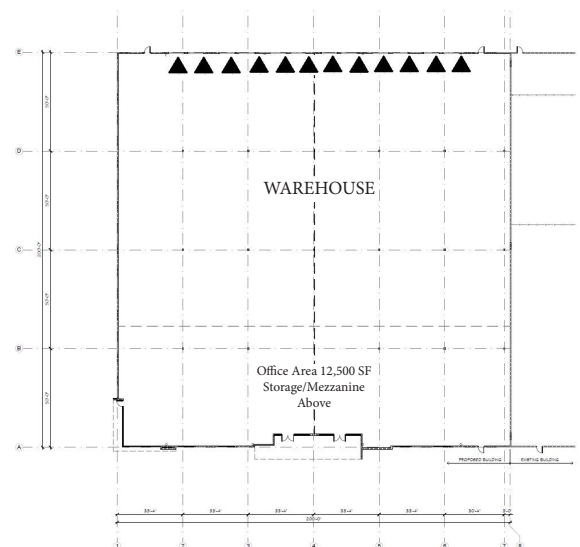
OVERHEAD AERIAL



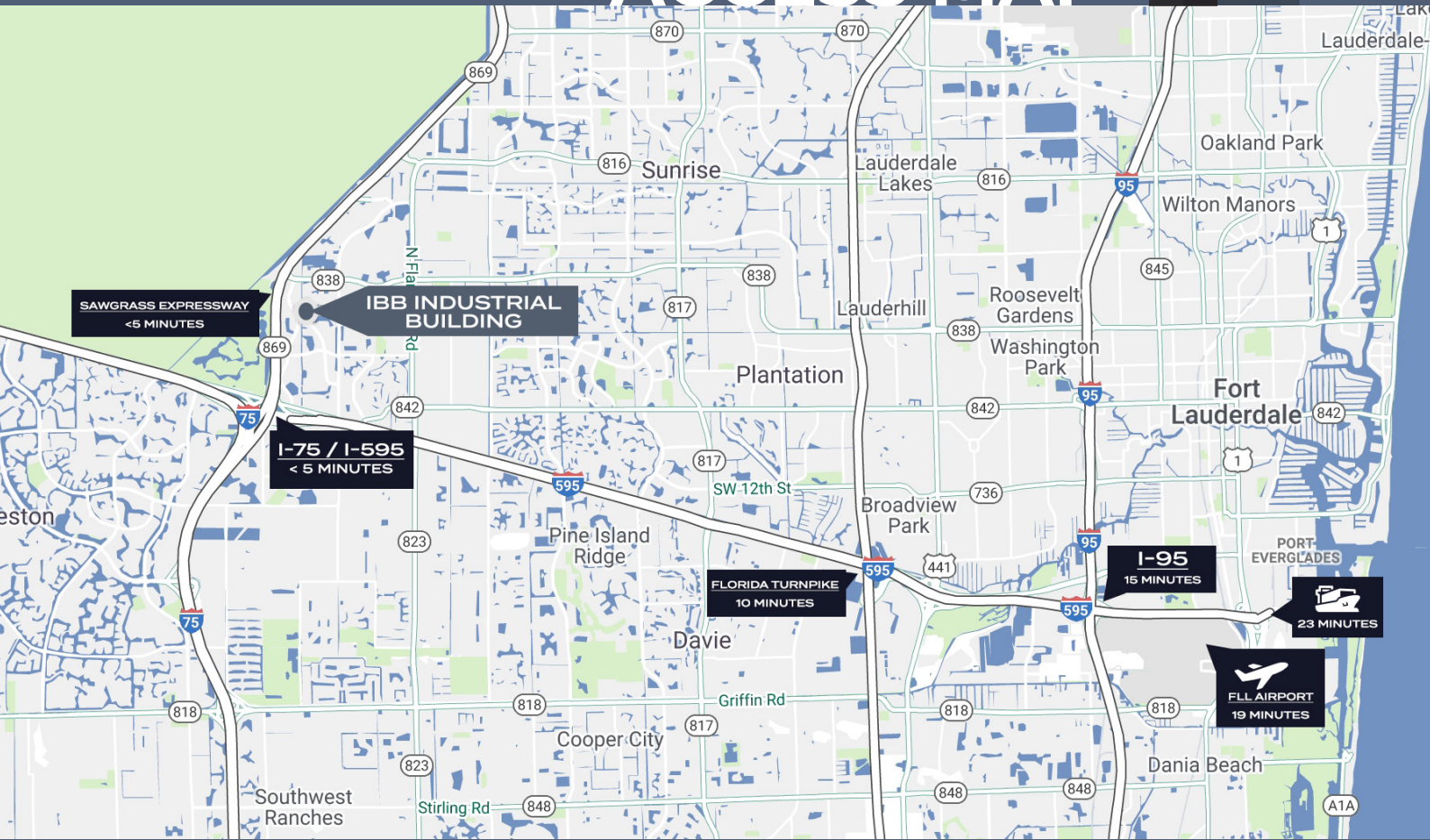
SITE PLAN



BUILDING PLAN



ACCESS MAP

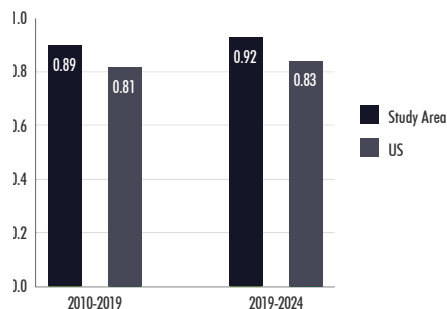
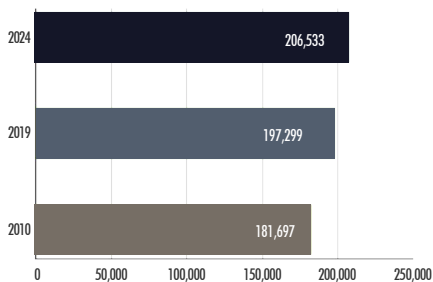


5 MILES

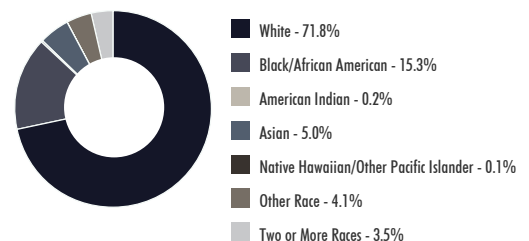
DEMOGRAPHICS

POPULATION

POPULATION BY YEAR



RACE & ETHNICITY



EMPLOYMENT

83,646 EMPLOYEES
10,163 BUSINESSES
3.7% RESIDENTIAL UNEMPLOYMENT RATE

INCOME

\$77,550
 MEDIAN HOUSEHOLD INCOME
\$39,577
 PER CAPITA INCOME

HOME OWNERSHIP

69.2%
 OWNER-OCCUPIED UNITS

EDUCATION

