INDUSTRIAL FOR LEASE

First Sawgrass Commerce Center

6301 Lyons Road, Coconut Creek, FL 33073



PROPERTY HIGHLIGHTS

Property Type:	Class A Distribution
Total Size:	103,356 SF (Divisible)
Building Depth:	217 Feet
Building Width:	455 Feet
Docks:	18 (up to 4 over sized)
Ramps:	2 over sized
Sprinklers:	ESFR Sprinklers
Clear Height:	32' Clear height
Column Spacing:	50' 6" W x 54' 3" D
Availability:	August 1, 2020
Amenities:	Restaurants, hotels, "A" rated schools, easy access to I-95, Florida Turnpike and Sawgrass Expressway



Butters Realty & Management
6820 Lyons Technology Circle #100
Coconut Creek I FL. 33073 I www.Butters.com

No warranty or representation is made to the accuracy of the foregoing information. Terms or sale or lease or availability are subject to change or withdrawal without notice.

For more information contact:

JC Conte
EVP
Director Industrial Brokerage Services
T: 954-418-7198
M: 954-336-8001
JCConte@butters.com

Brian T. Ahearn, CCIM
Senior Vice President
Industrial Brokerage Services
T: 954-361-6198
M: 954-937-4540
BAhearn@butters.com

A CO-DEVELOPMENT BY

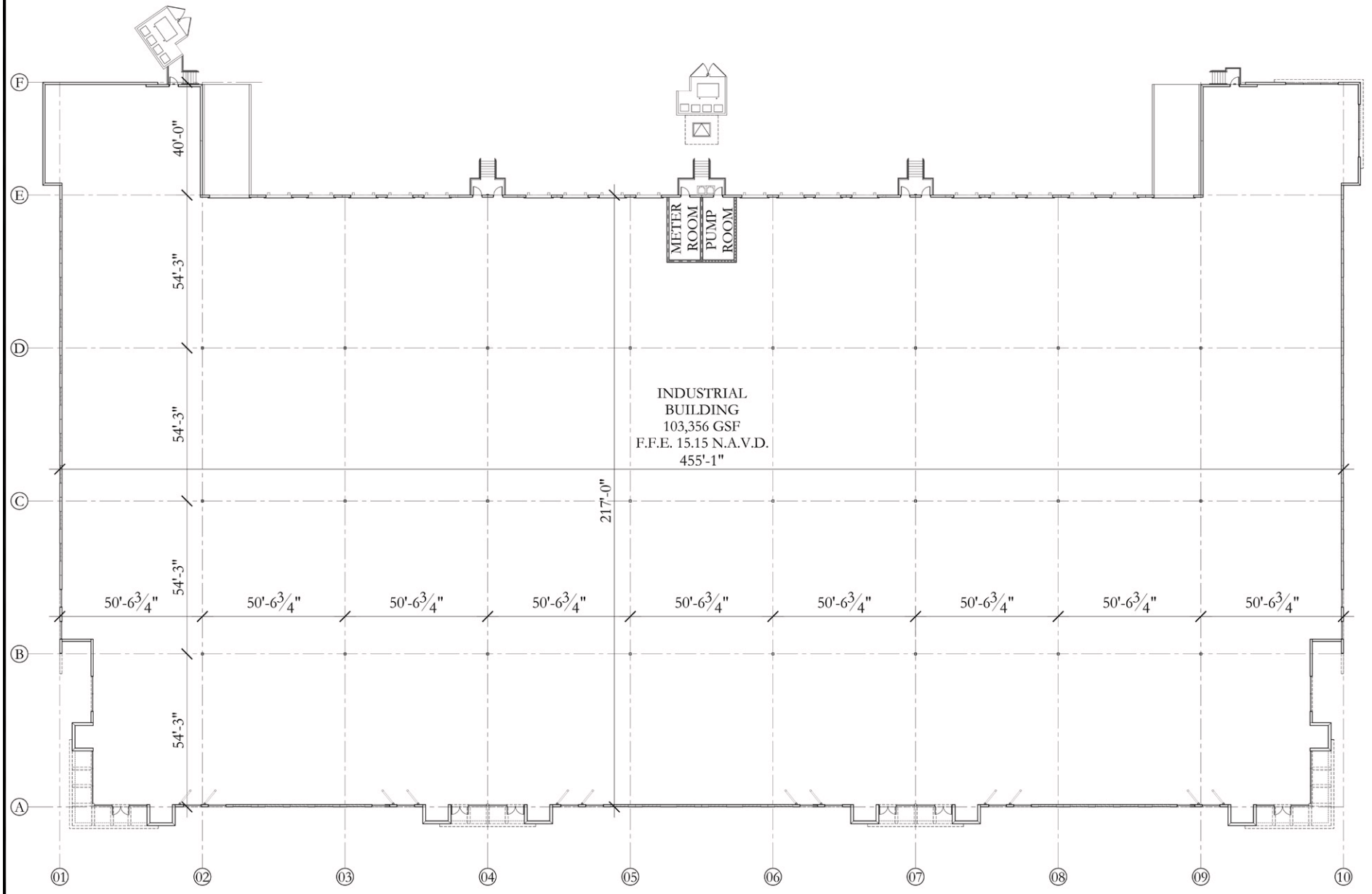
BUTTERS

FIRST INDUSTRIAL REALTY·TRUST

FIRST SAWGRASS COMMERCE CENTER

6301 Lyons Road, Coconut Creek, FL 33073

FLOORPLAN



FIRST SAWGRASS COMMERCE CENTER

6301 Lyons Road, Coconut Creek, FL 33073

SITE PLAN

