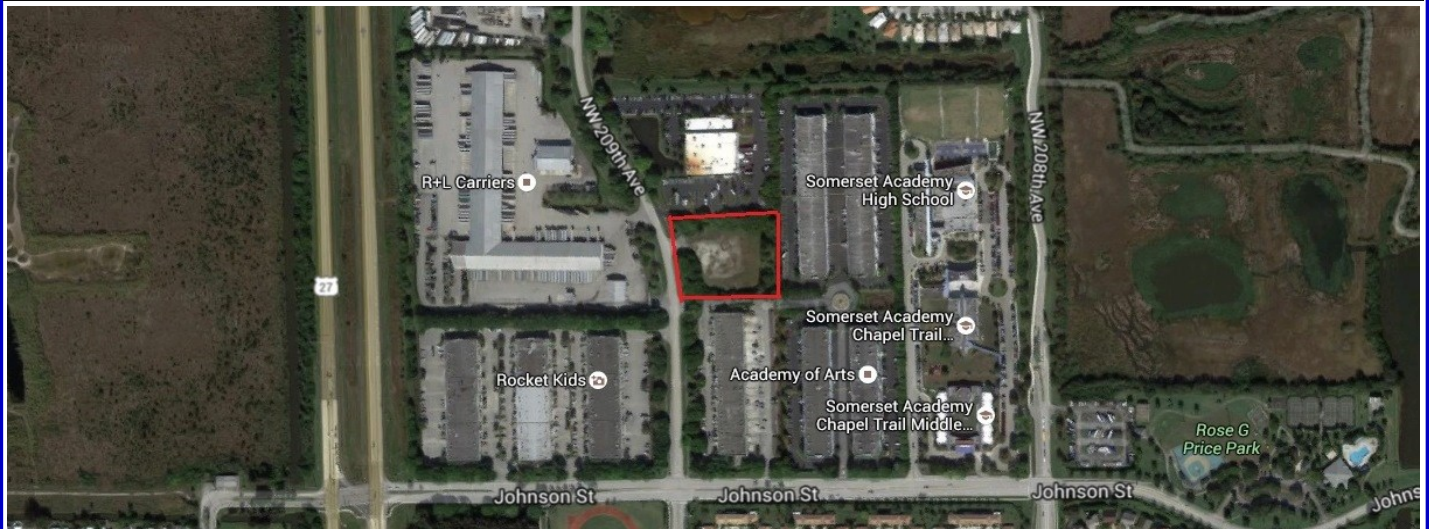


# SALE / LEASE

## 2.54 Acres

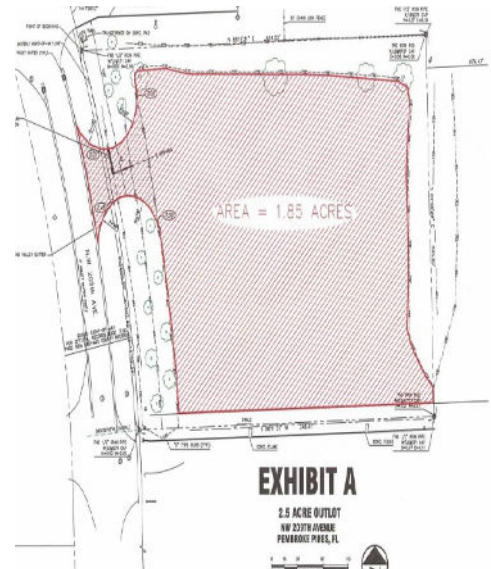


### NW 209th Avenue & 10th Street, Pembroke Pines, FL

**Location:** Located in Chapel Trail Ind. Park, Just East of US-27 Okeechobee Rd & Johnson St

### FEATURES

- Commercial Land
- Situated on +/-2.54 Acres
- Minimum Fill Required
- Zoned M-2 (P.U.D.) Pembroke Pines, FL
- 2022 R.E. Taxes: \$17,875 Annual
- Monthly Rent = \$3.50 PSF (NNN)
- Sale: \$6,000,000



**Daniel P. Cook**

Licensed Real Estate Broker

**Office: (305)362-2299**

[www.cookcommercialrealty.com](http://www.cookcommercialrealty.com)

*Information contained herein has been obtained from owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*