



FOR SALE

**4800 LYONS TECH PARKWAY, SUITE 5
COCONUT CREEK, FL 33073**

CLASS A FLEX / WAREHOUSE

5,127 SF Class A flex space with 100% AC, dock-high loading, 22-foot clear warehouse height and true tri-county access.

SALE PRICE

\$1,875,000

AVAILABLE

5,127 SF

CLEAR HEIGHT

22 FT

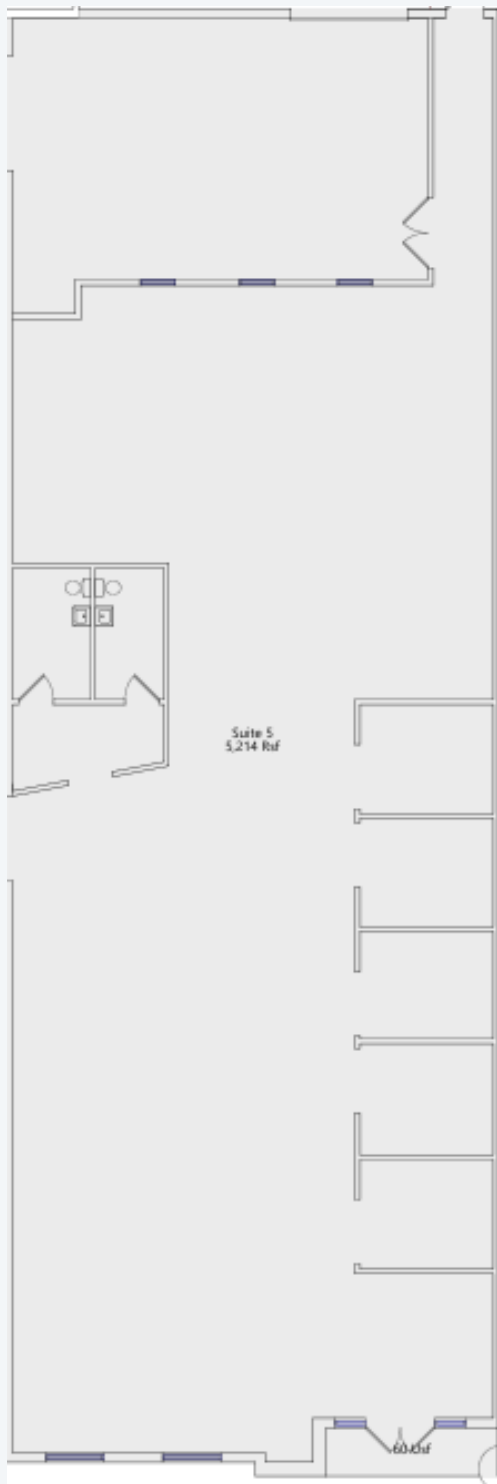
PROPERTY AT A GLANCE

- ✓ 100% AC flex / warehouse space
- ✓ Dock-high loading
- ✓ 22-foot clear warehouse
- ✓ Class A flex space
- ✓ Proximity to major highways
- ✓ True tri-county access

Functional flex / warehouse opportunity in Coconut Creek with direct South Florida access.

Presented by HDK Capital Industrial Real Estate

Property details adapted from the supplied Lyons Tech Suite 5 brochure and current public listing information.

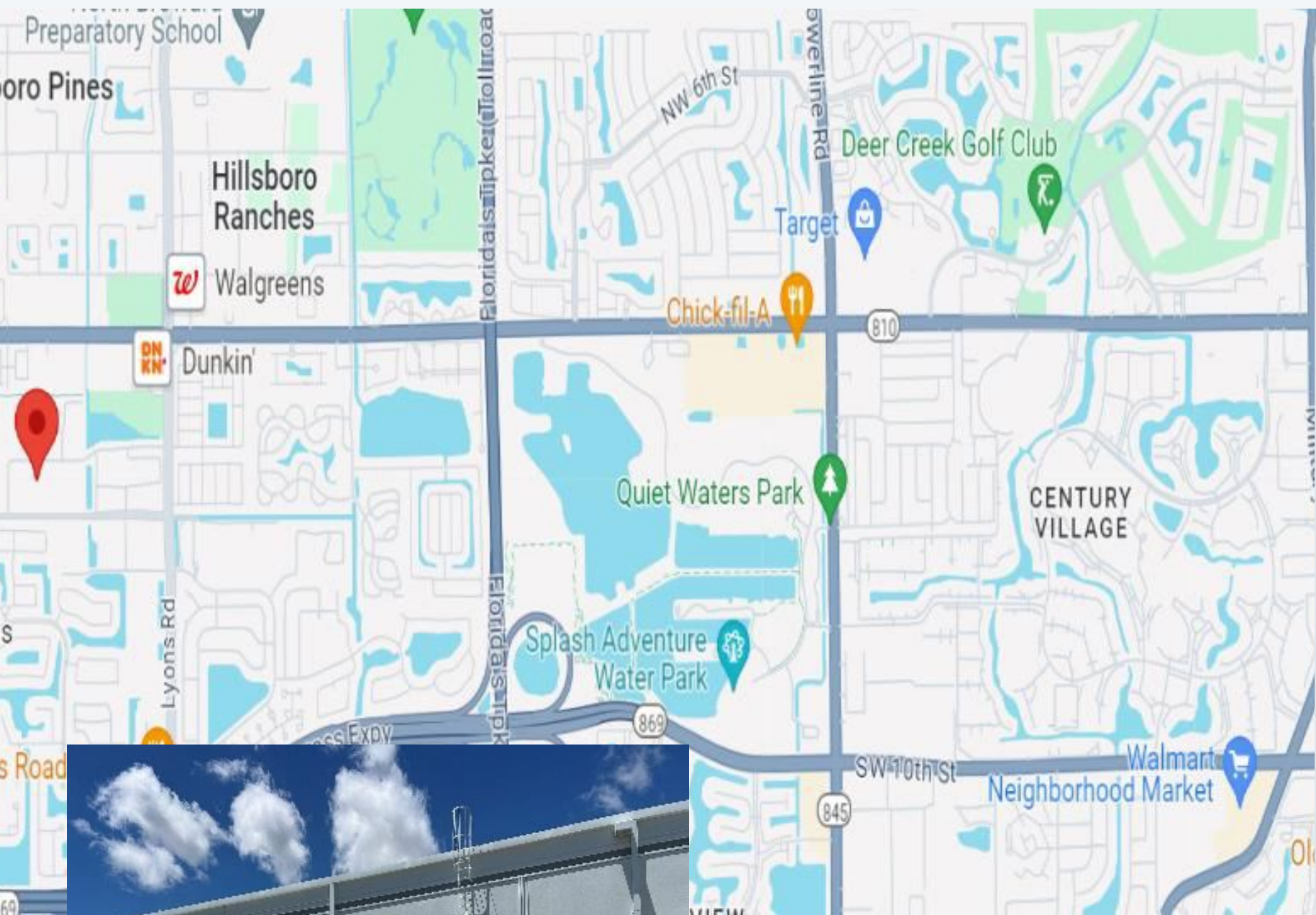


SUITE 5 - AVAILABLE FOR SALE

5,127 SF total | Dock-high loading | 22-foot clear warehouse

- ✓ 100% AC flex space suitable for office / showroom and warehouse use
- ✓ Dock-high loading with efficient rear service access
- ✓ 22-foot clear warehouse component
- ✓ Class A flex space with modern interior and flexible layout
- ✓ Strategic Coconut Creek location with regional highway access
- ✓ PCD zoning with broad commercial, flex, office and light industrial potential

LYONS TECHNOLOGY PARKWAY - PROPERTY SPECIFICATIONS						
SIZE	LOADING	CLEAR	HVAC	ZONING	PRICE	
5,127 SF	Dock Door	22 FT	100% AC	PCD	\$1,875,000	



Sources: supplier location map and current public listing information.

STRATEGICALLY POSITIONED

- ✓ Located in Coconut Creek, FL
- ✓ Proximity to I-95, Florida Turnpike and Sawgrass Expressway
- ✓ Convenient access to Hillsboro Boulevard
- ✓ True tri-county access across Broward, Palm Beach and Miami-Dade
- ✓ Well-suited for flex, office / showroom, warehouse and service users

REGIONAL ACCESS

I-95 | FL TURNPIKE | SAWGRASS EXPWY

Coconut Creek / Broward County

Positioned for regional service, distribution, showroom, technical, business and flex users seeking strategic South Florida access.

Selected uses identified in the current public listing. Prospective users should independently verify all uses, parking, occupancy and licensing requirements with the City of Coconut Creek.

- ✓ Indoor Private Athletic Schools

✓ Trade, Technical and Business Schools

✓ Building Trades
- ✓ Financial Institutions

✓ Flex Space

✓ General Office
- ✓ Home Appliance Repair

✓ Light Manufacturing

✓ Machine Shops
- ✓ Office / Showrooms

✓ Research and Development Facilities

✓ Wholesale Trade

EXCLUSIVELY LISTED BY HDK CAPITAL INDUSTRIAL REAL ESTATE

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SALE PRICE: \$1,875,000 | 5,127 SF AVAILABLE | DOCK LOADING | 22 FT CLEAR

Information deemed accurate but not guaranteed. Prospective purchasers and advisors should independently verify all property, zoning, financial and physical information.