

FOR LEASE - 30,000 SF

Free Standing Building

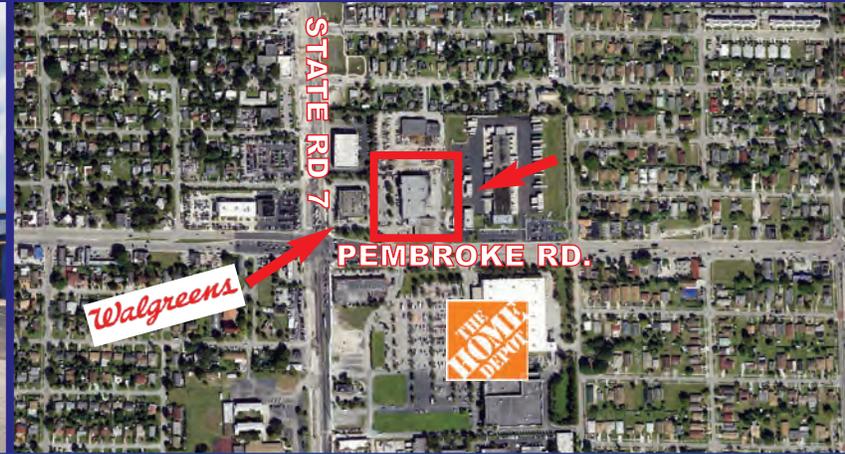
AIR CONDITIONED

RETAIL/SHOWROOM/WAREHOUSE SPACE

Located at the NE Corner of Pembroke Rd & 441
Behind Walgreens & Across from Home Depot.



1685 SOUTH STATE RD 7, HOLLYWOOD, FL 33023



PROPERTY FEATURES & LOCATION

- Large Fenced Yard
- Great Truck Access
- 24 Ft Ceiling Height
- Signage on 441 and Pembroke Road
- Heavy Power
- Building requires complete and total renovation and updating .
- **FLEXIBLE ZONING -S-MU (Mixed Use) in Hollywood allows an incredible assortment of varied uses.**
- Adult Education
- Retail
- Schools
- Automotive Sales and Repairs
- Automotive Leasing
- Car wash
- Commercial Uses

Uses Continued;

- Restaurant, Bar, Lounge or Night Club
- Contractors Shop
- Food Processing
- Grocery Store
- Live Work
- Artisan Manufacturing
- Light Manufacturing
- Consignment
- Amusement Uses
- Microbrewery
- Multi-Family Residential
- Office
- Parking Lot
- Place of Worship
- Self-Storage Facility
- Wholesale and Warehousing



LEASING INFORMATION

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Information deemed reliable but not guaranteed, and subject to change without notice



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