



+/- 8,176 SF Warehouse Space For Sublease In the Kelsey Business Center *Way Below Market Rent!*

**Sublease Now Thru 7/2012
@ \$6.00 Per Sq. Ft. Gross!**



You Cannot Beat This Deal!

3125 JOHN P. CURCI DRIVE, PEMBROKE PARK, FL 33009



Warehouse

- ◆ Rental Rate 8/1/2012 @ \$8.75/SF Gross
- ◆ ±700 Square Feet Office Space
- ◆ CBS Interior Demising Walls
- ◆ ±20' Clear Ceiling Height
- ◆ 2 Street Level Loading Doors
- ◆ 1 Dock-High Loading Door
- ◆ 12 Chain-Link Segregated Storage Areas - Perfect for Bonded Warehouse/Trade Zone Use Will Remove at Your Option



Parking / Loading Area

This information is believed to be accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior sale, price change or withdrawal without notice.



**Exclusively Listed By:
Infinity Commercial Real Estate**

Ted Konigsberg, SIOR

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John Dohm, SIOR, CCIM

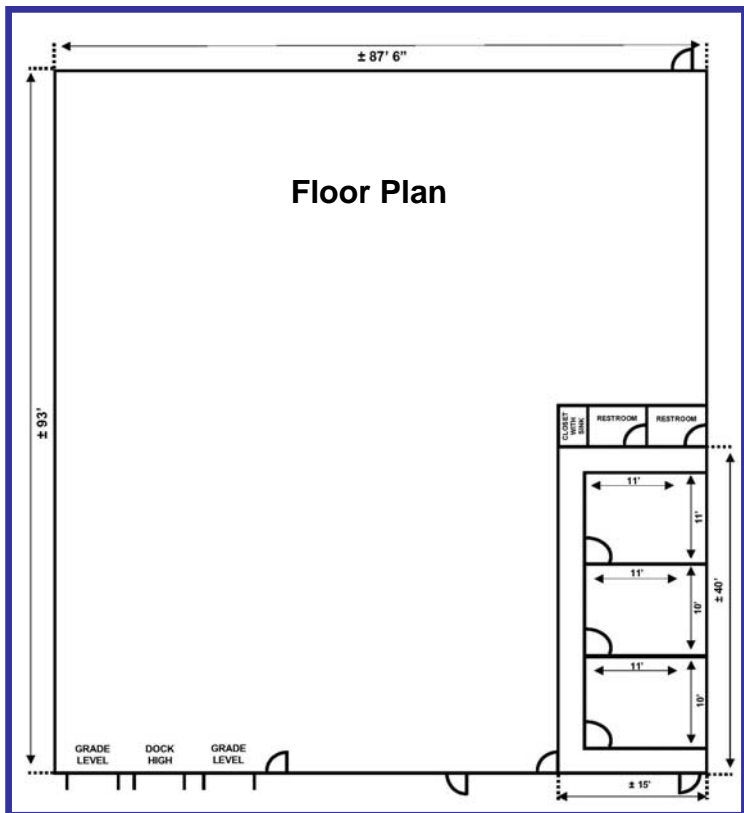
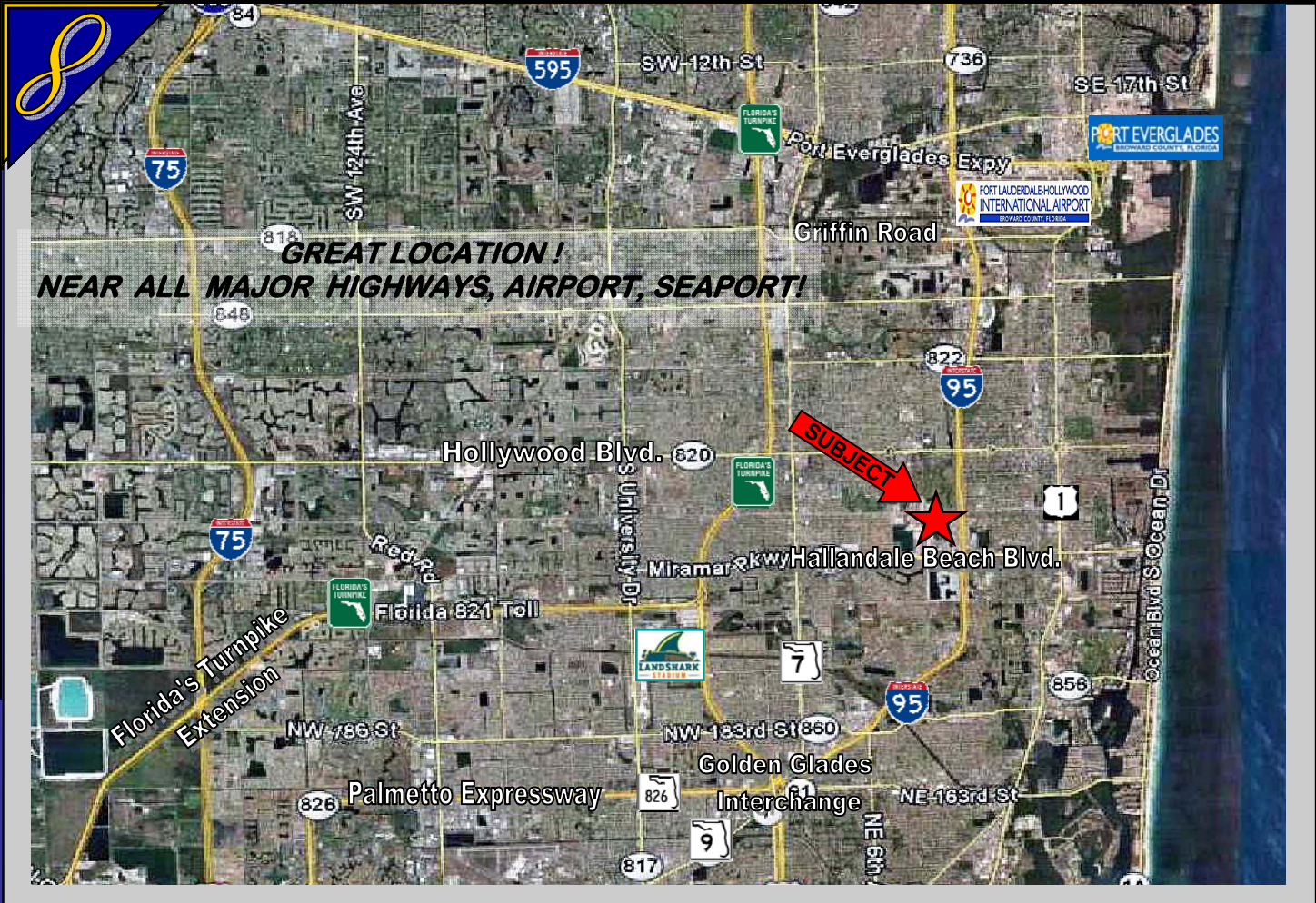
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Location Map



- ◆ North of Hallandale Beach Blvd. , 1/2 mile west of I-95, just off South Park Road
- ◆ Minutes To Interstate 95, Interstate 595, Florida's Turnpike, Fort Lauderdale Int'l Airport, Port Everglades
- ◆ Central location to access Broward, Miami-Dade and Palm Beach counties

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