

FOR LEASE

6680 Building

6680 NW 17TH AVE

Fort Lauderdale, FL 33309

PRESENTED BY:

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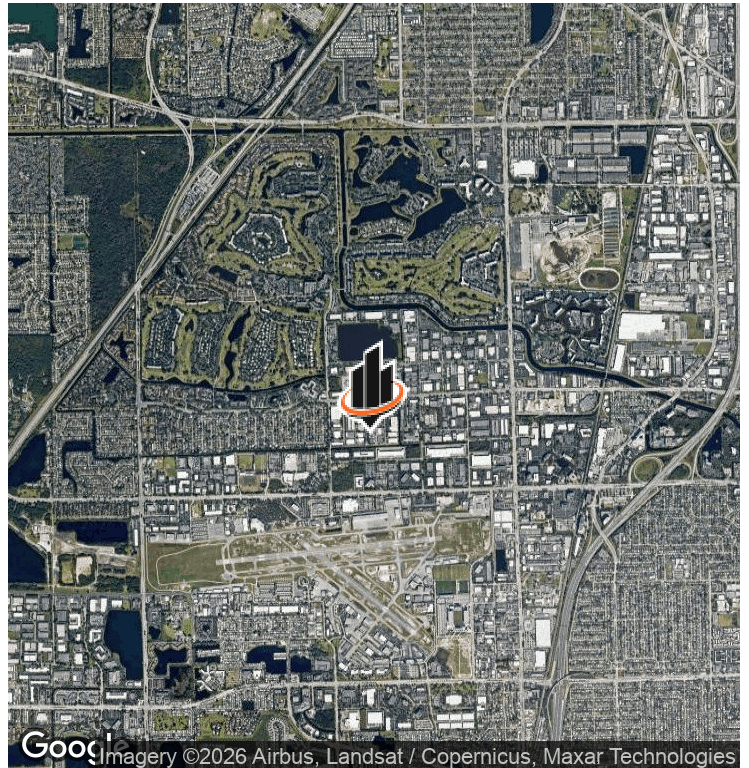


**6680 Building
7,042 SF on
+/- 1 Acre**

**Also Available
6681 Building
10,000 SF
(4) Service Bays**



PROPERTY SUMMARY



OFFERING SUMMARY

RATE:	\$23,000/Month (NNN)
BUILDING SIZE:	7,042 SF
LOT SIZE:	+/- 1 Acre
ZONING:	I - (City of Fort Lauderdale)

PROPERTY OVERVIEW

The property features a +/- 7,042 square foot office/warehouse/maintenance building with a yard area. Ideally located in the Gateway Industrial Park / Cypress Creek Uptown District. Minutes from the Fort Lauderdale Executive Airport, the Inter CF stadium, and many restaurants, hotels and retail centers. Easy access to I-95 and the Florida Turnpike.

PROPERTY HIGHLIGHTS

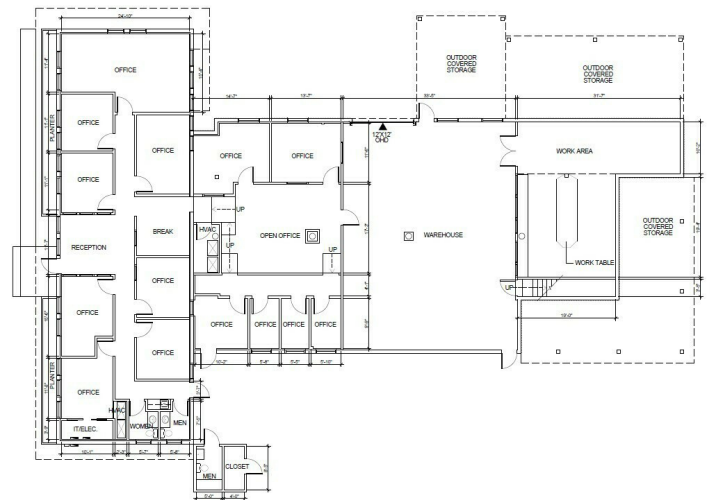
- +/- 3,200 Square foot office area
- +/- 3,842 Square foot warehouse area
- Secure, CBS walled in yard area
- Access to yard from both NW 17 Avenue and rear access road
- Immediate occupancy
- 6681 NW 16 Terrace - Additional warehouse/service bays available for lease, \$22.00/SF (Gross). Please see aerial for location.

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ADDITIONAL PHOTOS



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