

FOR IMMEDIATE SUBLEASE
Deal of the Decade!

6682 NW 16TH TERRACE
Fort Lauderdale, FL 33309

PRESENTED BY

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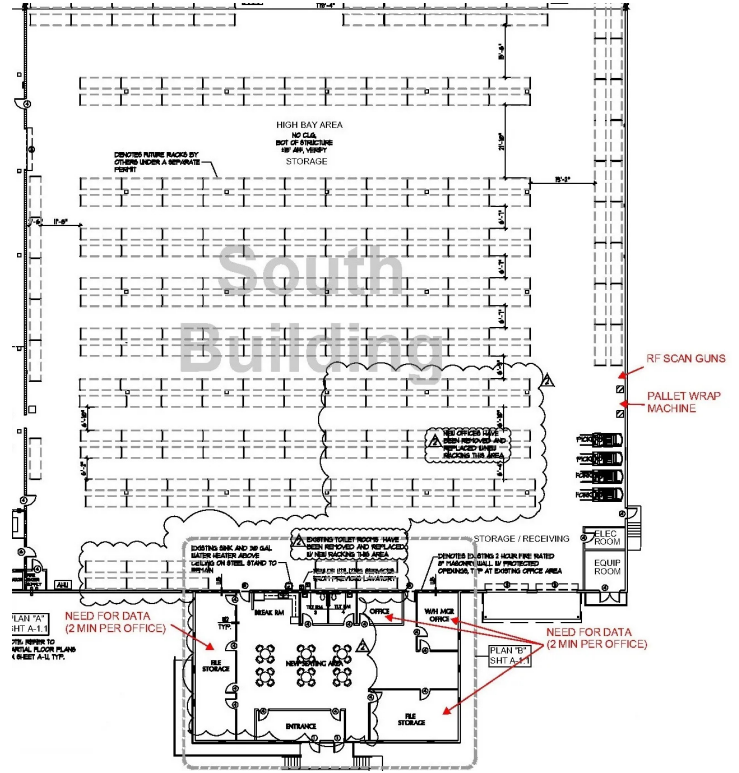
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\$15 psf Gross
(\$9.50 psf NNN)
100% AC,
Dock High Space!

6682 Building:
37,301 SF

PROPERTY SUMMARY



OFFERING SUMMARY

AVAILABLE SF:	37,301 SF
PARKING:	51 striped spots
OFFICE SPACE:	3,000 SF
LOADING DOORS:	Two (2) Dock High
WAREHOUSE CEILING HEIGHT:	18.5' to the Beams 20' to the Deck
ZONING:	I-City of Fort Lauderdale
SUBLEASE TERM:	March 31, 2029
RENT:	\$15.00/PSF Gross

PROPERTY DESCRIPTION

Deal of the Decade! \$15 psf gross space (\$9.50 psf NNN) for dock high, 100% AC warehouse space. Comes fully racked with 3,000 SF of office space. Located in the Gateway Industrial Park/Cypress Creek Uptown District, the building has easy access to I-95 and the Florida's Turnpike. Perfect for high end manufacturing, climate controlled distribution, etc.

PROPERTY HIGHLIGHTS

- Immediate Occupancy!
- Fully Fire Sprinklered
- 100% A/C
- Dock High Loading
- Heavy 3-Phase Power
- Fully Racked!

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ADDITIONAL PHOTOS



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