

GRANT STREET WAREHOUSE HOLLYWOOD INDUSTRIAL

1950 GRANT STREET
HOLLYWOOD, FL 33020

**LEASING
WEBSITE**



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 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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EXECUTIVE SUMMARY

FREESTANDING 6,048 SF INDUSTRIAL WAREHOUSE IN HOLLYWOOD, FL

Lee & Associates presents 1950 Grant Street, a flexible small-bay industrial leasing opportunity in the heart of Hollywood, Florida. The property offers up to 6,048 square feet of warehouse space available for lease, with configurations ranging from individual $\pm 1,024$ SF bays to a contiguous $\pm 4,000$ SF unit, or the entire building for tenants requiring up to $\pm 6,048$ SF. This versatile layout accommodates a variety of industrial, storage, distribution, service, trade, automotive, and contractor users seeking functional warehouse space in a supply-constrained Broward County market. The property features multiple grade-level loading doors, frontage along Grant Street, and efficient access for daily operations.

Strategically located within Hollywood's Southeast Broward industrial submarket, the property offers convenient access to US-1, I-95, Downtown Hollywood, Fort Lauderdale-Hollywood International Airport, and Port Everglades. Its central location provides excellent connectivity throughout Broward and Miami-Dade Counties, making it an ideal choice for businesses serving South Florida's dense residential and commercial population centers. Surrounded by established industrial and commercial users, 1950 Grant Street delivers a rare combination of flexible sizing options and exceptional regional accessibility.



For more information, please contact one of the following individuals:

MARKET ADVISORS

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ASKING: \$25.00 SF/YR [NNN]



Freestanding Industrial Warehouse

Building Size: **6,048 SF**
Lot Size: **0.19 AC (8,235 SF)**
APN: **51-42-03-10-5380**
Loading Doors: **4 Drive-Ins**
Zoning: **ND-1 / RAC Overlay**
Frontage: **60' on Grant St**



AVAILABLE UNITS:

Unit 1 - 4,000 SF
Unit 2 - 1,024 SF
Unit 3 - 1,024 SF

Multi-Tenant Configuration, or Single-Tenant Can Occupy Entire Building



Desirable and Accessible Location:

3 min to Hollywood CBD/Youngs Circle
4 min to Hollywood Tri-Rail
7 min to I-95
12 min to Fort Lauderdale Int'l Airport

AVAILABLE SPACE FOR LEASE



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,024 - 6,048 SF	LEASE RATE:	\$25 SF/yr

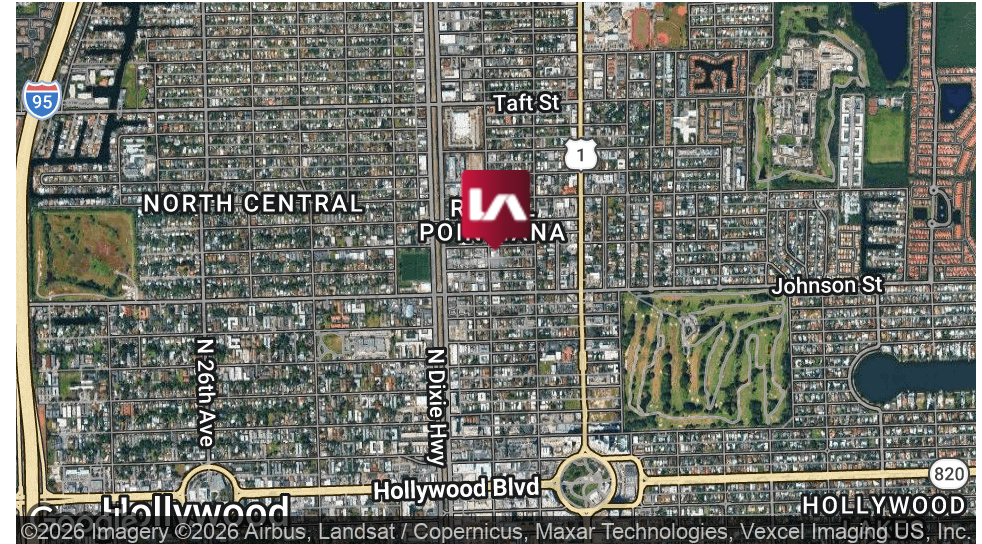
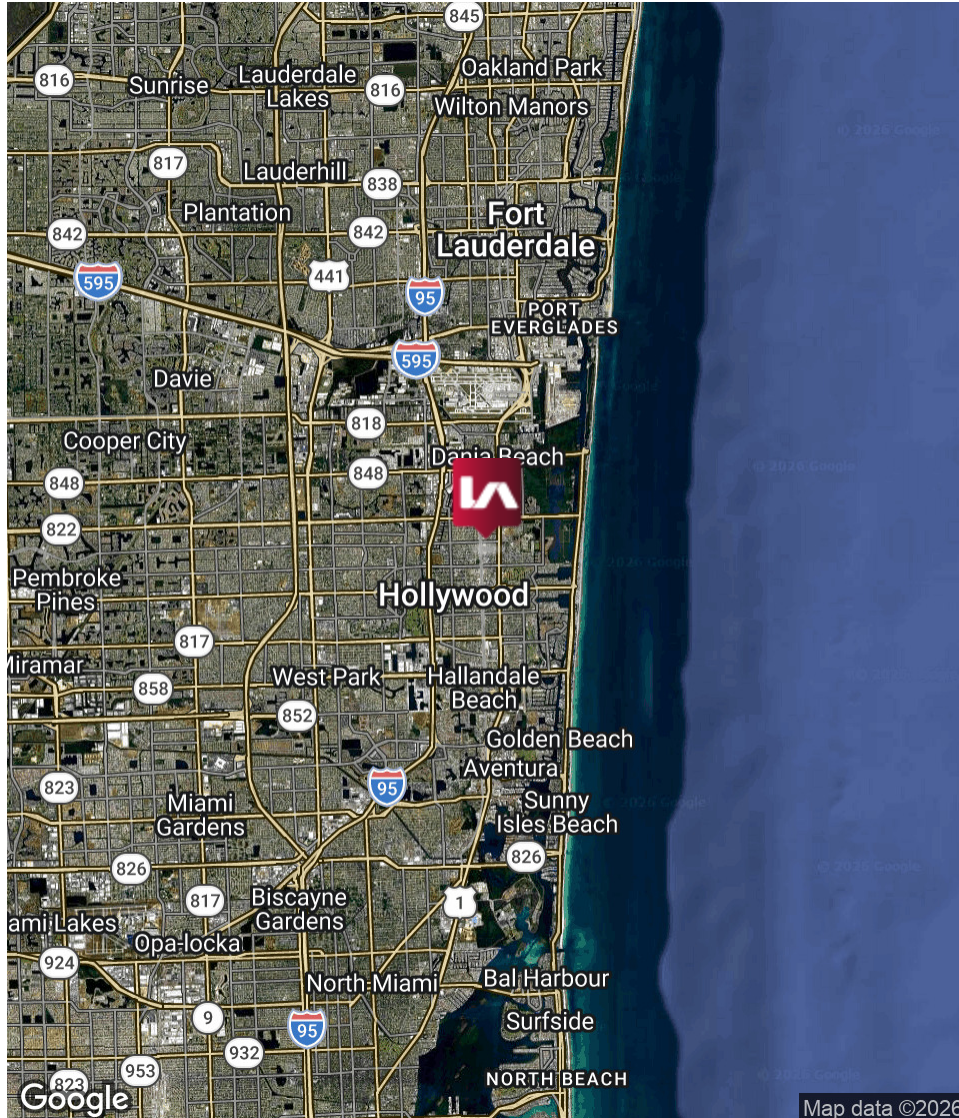
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Unit 1	Available	4,000 - 6,048 SF	NNN	\$25.00 SF/yr	Single-Tenant or Multi-Tenant Configurations Available
■ Unit 2	Available	1,024 - 6,048 SF	NNN	\$25.00 SF/yr	Single-Tenant or Multi-Tenant Configurations Available
■ Unit 3	Available	1,024 - 6,048 SF	NNN	\$25.00 SF/yr	Single-Tenant or Multi-Tenant Configurations Available

PROPERTY PHOTOS



REGIONAL MAP



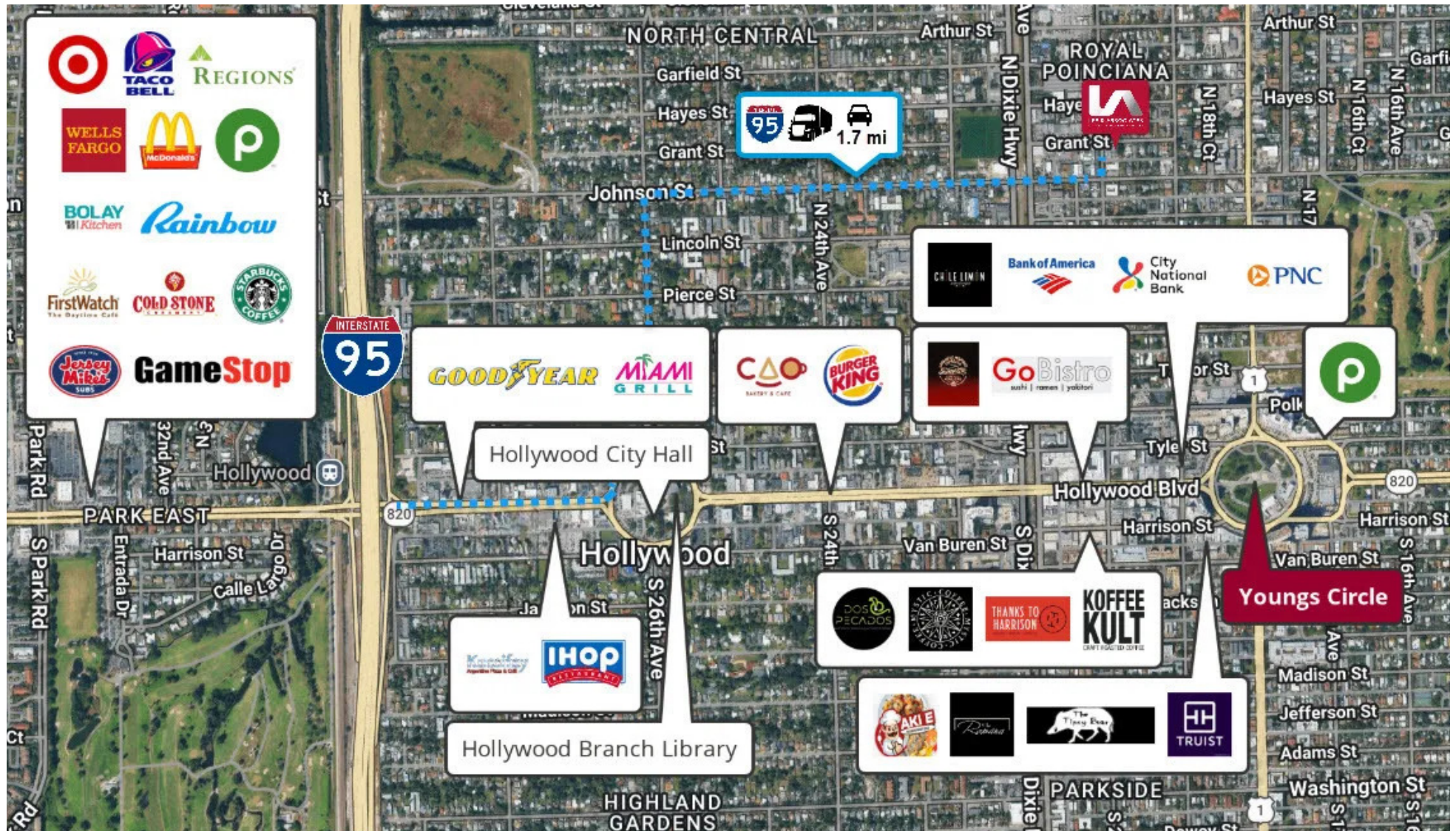
LOCATION OVERVIEW

Located in the Southeast Broward industrial submarket, 1950 Grant Street provides excellent regional accessibility between Miami and Fort Lauderdale. The property is minutes from Downtown Hollywood, major transportation corridors, Fort Lauderdale-Hollywood International Airport, and South Florida's primary seaport and distribution networks.

CITY INFORMATION

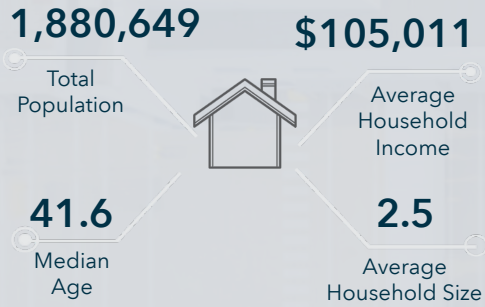
CITY:	Hollywood
MARKET:	South Florida
CROSS STREETS:	N 20th Ave & Johnson Street
NEAREST HIGHWAY:	I-95 (1.7 mi)
NEAREST AIRPORT:	Fort Lauderdale Int'l Airport (5.5 mi)

NEARBY AMENITIES & CONNECTIVITY



DEMOGRAPHIC PROFILE

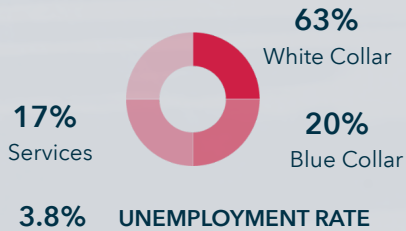
KEY FACTS



DAYTIME POPULATION



EMPLOYMENT



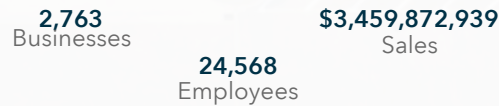
BUSINESS & INDUSTRY



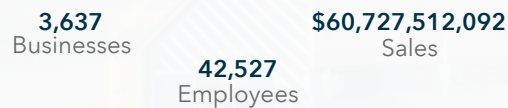
Transportation/Warehouse



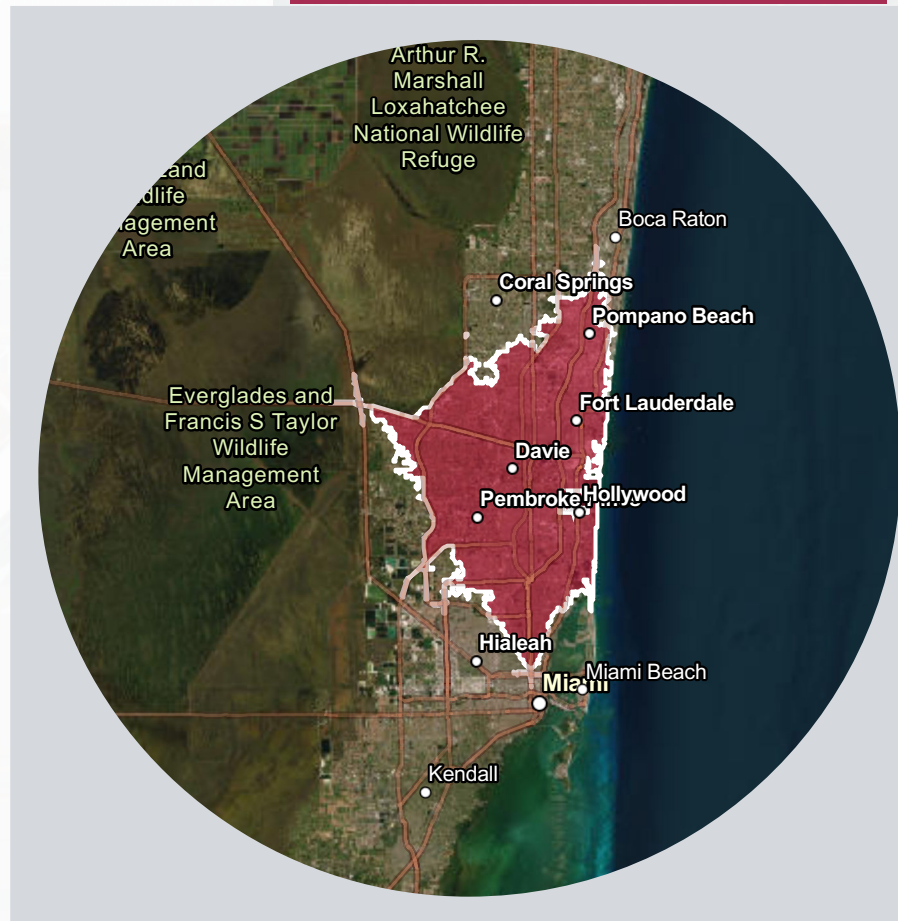
Manufacturing



Wholesale Trade



Drive time of 30 minutes





NO
PARKING
YOU WILL BE TOWED

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