

INDUSTRIAL / FLEX / WAREHOUSE



LAUDERDALE LAKES · CENTRAL BROWARD COUNTY

LAKES MERCHANDISE MART

3849–3999 NW 19th Street, Lauderdale Lakes, FL

FLEXIBLE WAREHOUSE & INDUSTRIAL SPACE AVAILABLE

PROPERTY TYPE

**Industrial /
Flex**

TOTAL BUILDING

164,954 SF

AVAILABLE

**2,120–
15,000^{SF}**

ASKING RENT

\$19–\$21
PSF FSG

ZONING

B-4
Renovated 2024

ADAM DOCKTOR

✉ adam@nativerealty.com

☎ MOBILE: (954) 610-0440



LAKES MERCHANDISE MART

FOR LEASE

PROPERTY OVERVIEW

Lakes Merchandise Mart is a 164,954-square-foot industrial and flex property in the heart of Lauderdale Lakes, fully renovated in 2024. Spanning an east and a west building, the project offers a versatile mix of warehouse, flex, and showroom space with 20' clear heights, ground-level access, and abundant free parking — ideal for distributors, e-commerce operators, showrooms, and light-industrial users seeking a central Broward last-mile location.

PROPERTY HIGHLIGHTS

- Variety of spaces available — flex, industrial & warehouse
- 20' clear height throughout
- Ground-level access with overhead doors for convenient loading
- Abundant free surface parking
- Fully renovated in 2024
- B-4 zoning — showrooms, retail, storage & light industrial

OFFERING SUMMARY

ASKING RENT	\$19.00–\$21.00 PSF FSG
AVAILABLE SF	2,120–15,000 SF
BUILDING SIZE	164,954 SF
UNIT TYPE	Industrial / Flex / Whse
CLEAR HEIGHT	20'
ZONING	B-4
RENOVATED	2024

DRIVE TIMES

SR-7 / US-441	Direct frontage
I-95 & I-595	Minutes
Florida's Turnpike	Minutes
FLL Airport	Within 5 mi
Downtown Ft. Lauderdale	15 min

B-4 PERMITTED USES

Showrooms · Retail · Storage · Light Industrial

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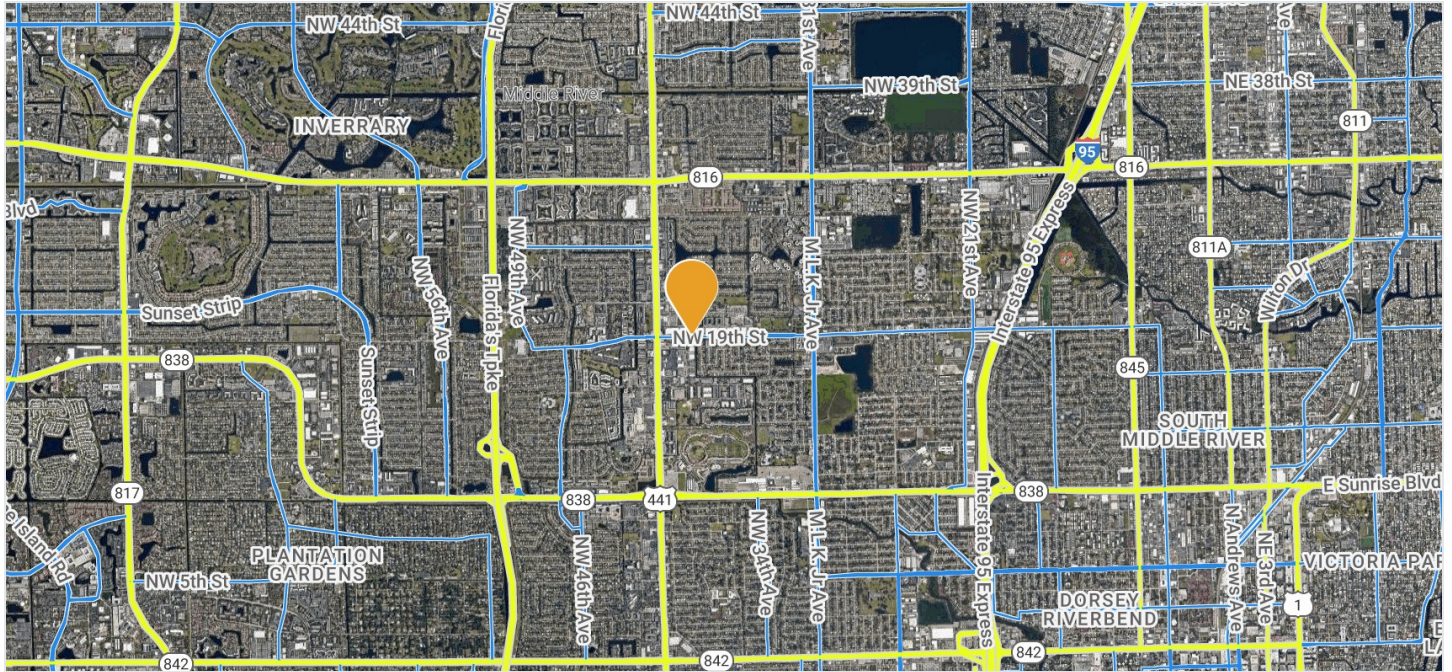


FOR LEASE

3849–3999 NW 19TH STREET
LAUDERDALE LAKES, FL 33311

LOCATION & ACCESS

CENTRALLY POSITIONED IN BROWARD COUNTY



STRATEGIC ACCESS

Located on SR-7 (US-441) between the Oakland Park and Sunrise arterials, with I-95, I-595 and Florida's Turnpike all minutes away.

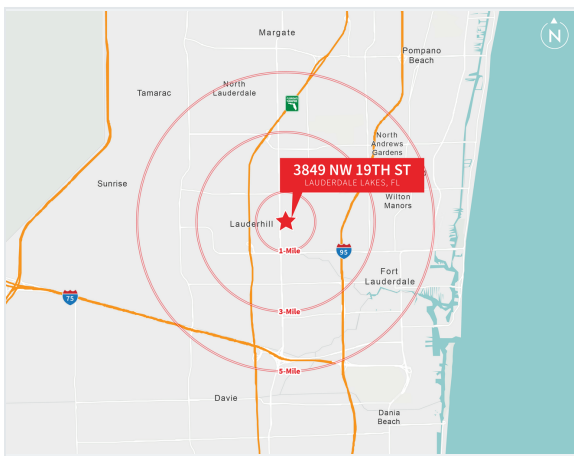
LOGISTICS-READY

Within 5 miles of Fort Lauderdale–Hollywood International Airport and squarely inside the Miami–West Palm distribution corridor.

ACCESSIBLE LOCATION

A central Broward address with easy reach into Miami-Dade and just a 15-minute drive to downtown Fort Lauderdale.

AREA DEMOGRAPHICS



POPULATION & HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	31,566	198,443	500,806
AVG. HOUSEHOLDS	12,130	72,989	203,934
DAYTIME EMPLOYMENT	8,523	72,987	295,717

A dense, employment-rich trade area with more than half a million residents within a five-mile radius — supporting strong last-mile distribution, showroom, and service demand.

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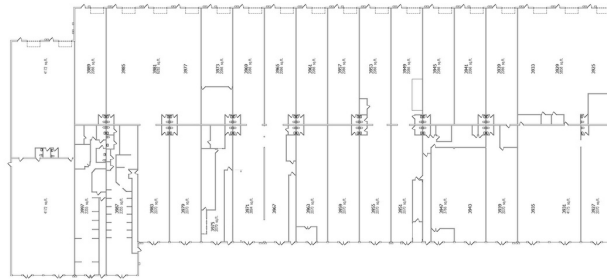


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AVAILABLE SPACES

2,120 SF – 15,000 SF available across the east & west buildings

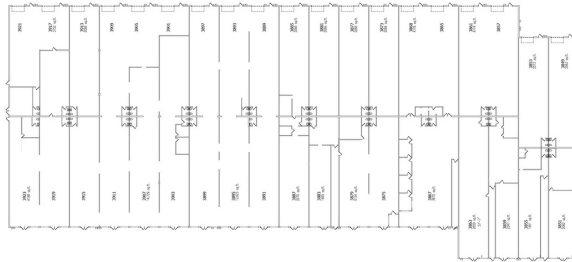
WEST BUILDING — FLOOR PLAN



BUILDING 'X' WEST - FLOOR PLAN

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EAST BUILDING — FLOOR PLAN



BUILDING 'X' EAST - FLOOR PLAN



SAMPLE SINGLE BAY — 2,136 SF



SAMPLE DOUBLE BAY — 4,272 SF

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