



**MADDUX
AND COMPANY**

305.264.9661

WAREHOUSE — COMMERCIAL KITCHEN

3260 SW 11th Ave. Unit A
Fort Lauderdale, FL
+/- 16,000 SF
\$22 PSF

3260 SW 11th Avenue presents a highly functional industrial warehouse opportunity in the heart of Fort Lauderdale's established industrial corridor. A second-generation commercial kitchen space with existing grease trap and hood infrastructure adds turnkey appeal for food production, catering, or restaurant supply tenants.



GIAN TRAINA

305.213.1047
gtraina@madduxco.com

MADDUX AND COMPANY

4950 SW 72nd Avenue
Suite 118
Miami, FL 33155

305.264.9661
www.madduxco.com

CONFIDENTIALITY DISCLAIMER

This Offering Memorandum has been prepared by Maddux and Company for informational purposes only and does not constitute an offer to sell or a solicitation to purchase any securities or assets. The information contained herein is confidential and is provided solely for the exclusive use of the recipient. By accepting this document, the recipient agrees to maintain the confidentiality of this information and not to disclose it to any third parties without prior written consent from Maddux and Company.

All information contained in this Offering Memorandum has been obtained from sources deemed reliable, but Maddux and Company makes no representations or warranties as to the accuracy or completeness of the information. Any financial projections or forward-looking statements included herein are estimates and do not guarantee future performance.

TABLE OF CONTENTS

03 BUILDING SUMMARY

04 PROPERTY HIGHLIGHTS

07 AMENITIES MAP

08 FLOOR PLANS

09 LOCATION OVERVIEW

10 DEMOGRAPHIC DATA



3260 SW 11TH AVE
FORT LAUDERDALE, FL

Prime Industrial Location

3260 SW 11th Avenue offers a strategically located industrial warehouse in the core of Fort Lauderdale's established industrial district. Positioned minutes from I-95, SR-84, and US-1, the property provides exceptional access to Port Everglades, Fort Lauderdale-Hollywood International Airport, and key South Florida business hubs. This central location supports efficient distribution, last-mile logistics, and a wide range of industrial uses, making it an ideal base of operations for growing businesses.

Built for Efficiency, Positioned for Growth

Designed to support streamlined operations, the property features functional warehouse layouts, clear heights suited for storage and distribution, and convenient loading capabilities. Flexible configurations allow users to adapt the space to their operational needs, while the surrounding industrial ecosystem enhances long-term viability. 3260 SW 11th Avenue presents a compelling opportunity for businesses seeking accessibility, efficiency, and sustained value.

Commercial Kitchen

A second-generation commercial kitchen space with existing grease trap and hood infrastructure adds turnkey appeal for food production, catering, or restaurant supply tenants.





PRIME LOCATION

Offers immediate access to I-95, SR-84, and US-1 placing businesses minutes from Fort Lauderdale-Hollywood International Airport, Port Everglades, and Downtown Fort Lauderdale. Its central location ensures efficient connectivity for logistics, distribution, and industrial



SMART INVESTMENT FOR LONG-TERM GROWTH

With Fort Lauderdale's continued economic growth and ongoing infrastructure investment, 3260 SW 11th Avenue offers long-term value and operational flexibility.



AMENITIES

Built for efficiency, the property offers flexible warehouse configurations, clear heights ideal for storage and distribution, and convenient loading access. These features create a functional environment that supports productivity and scalable operations.



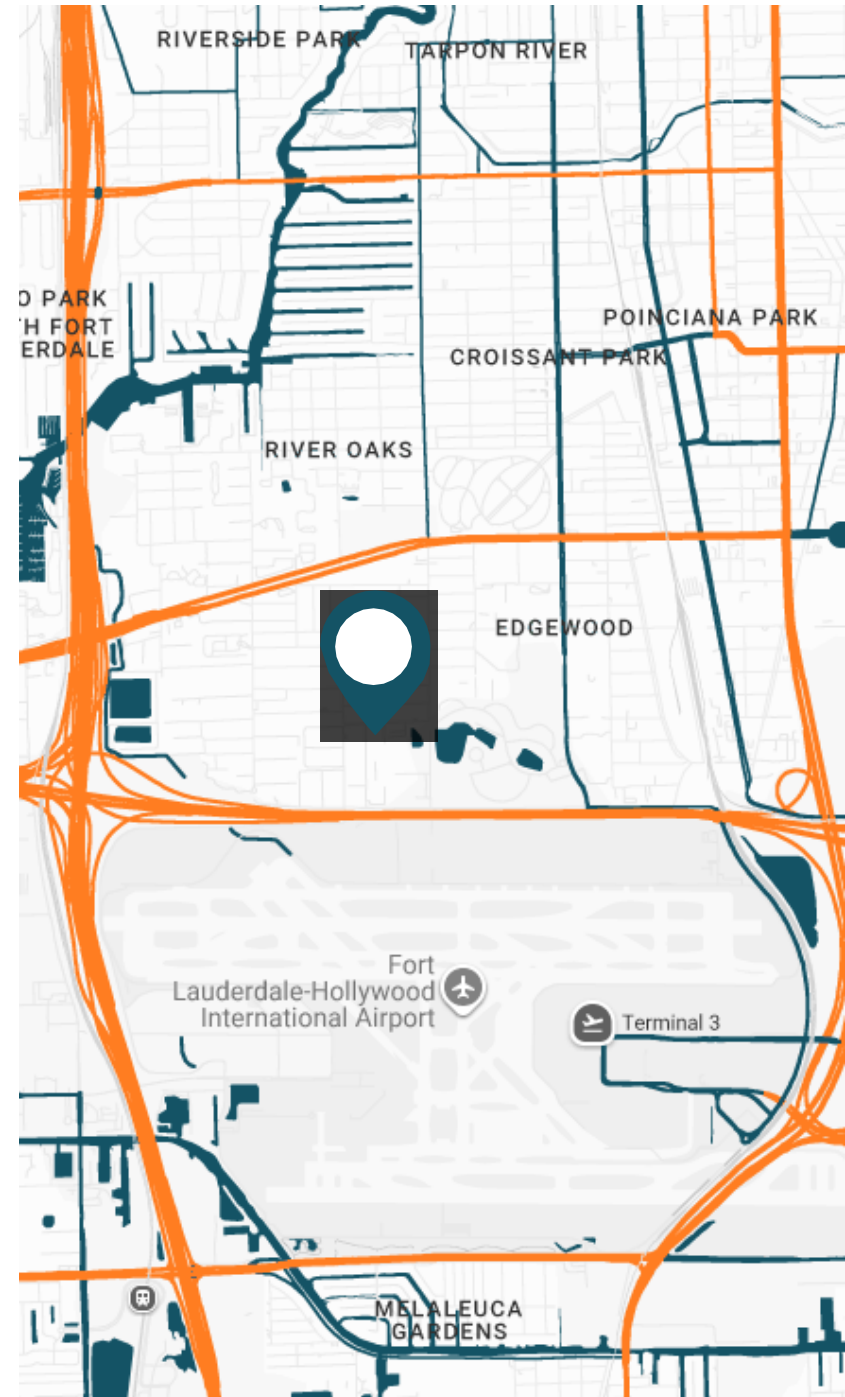
THRIVING BUSINESS HUB

Located in one of Fort Lauderdale's most active industrial submarkets, the property benefits from proximity to a broad range of distribution, trade, and light manufacturing users. Ongoing economic growth, supportive business policies, and access to a qualified workforce position the area as an attractive destination

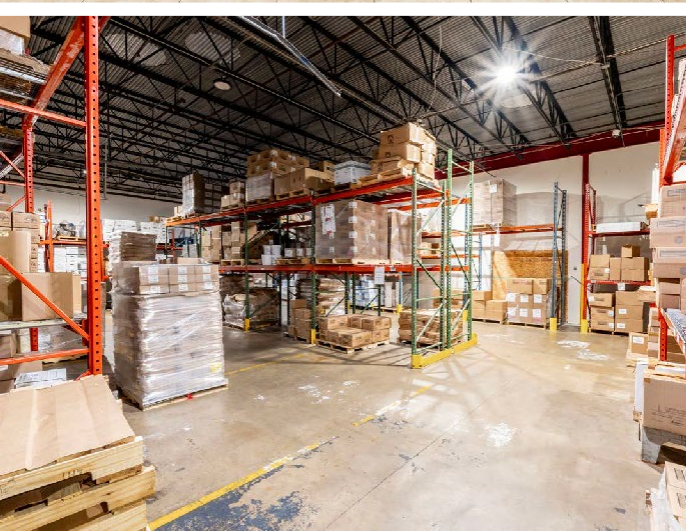
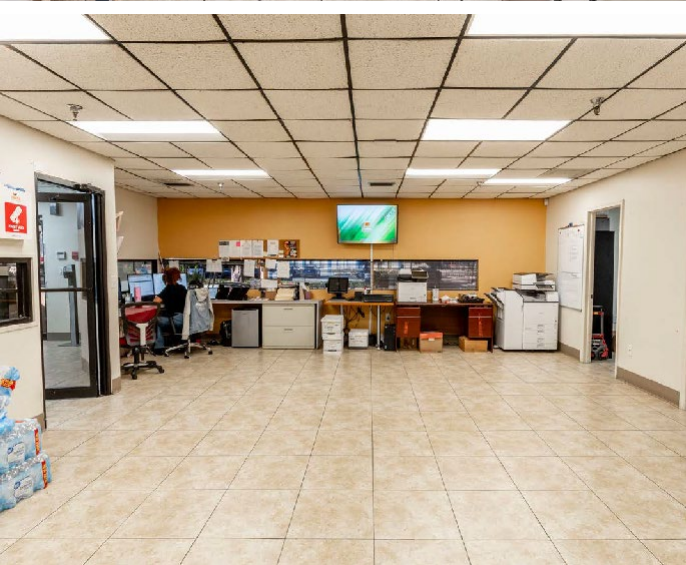


UNMATCHED CONNECTIVITY

Located near SR-84 and Davie Boulevard, the property offers convenient access to I-95, US-1 and the I-595 corridor. This connectivity simplifies employee commuting while providing businesses with efficient access to key regional distribution routes.


















 FORT LAUDERDALE-HOLLYWOOD
 INTERNATIONAL AIRPORT
BROWARD COUNTY, FLORIDA
















POND
APPLE SLOUGH

Marshalls

GRIFFIN RD

INTERSTATE
595

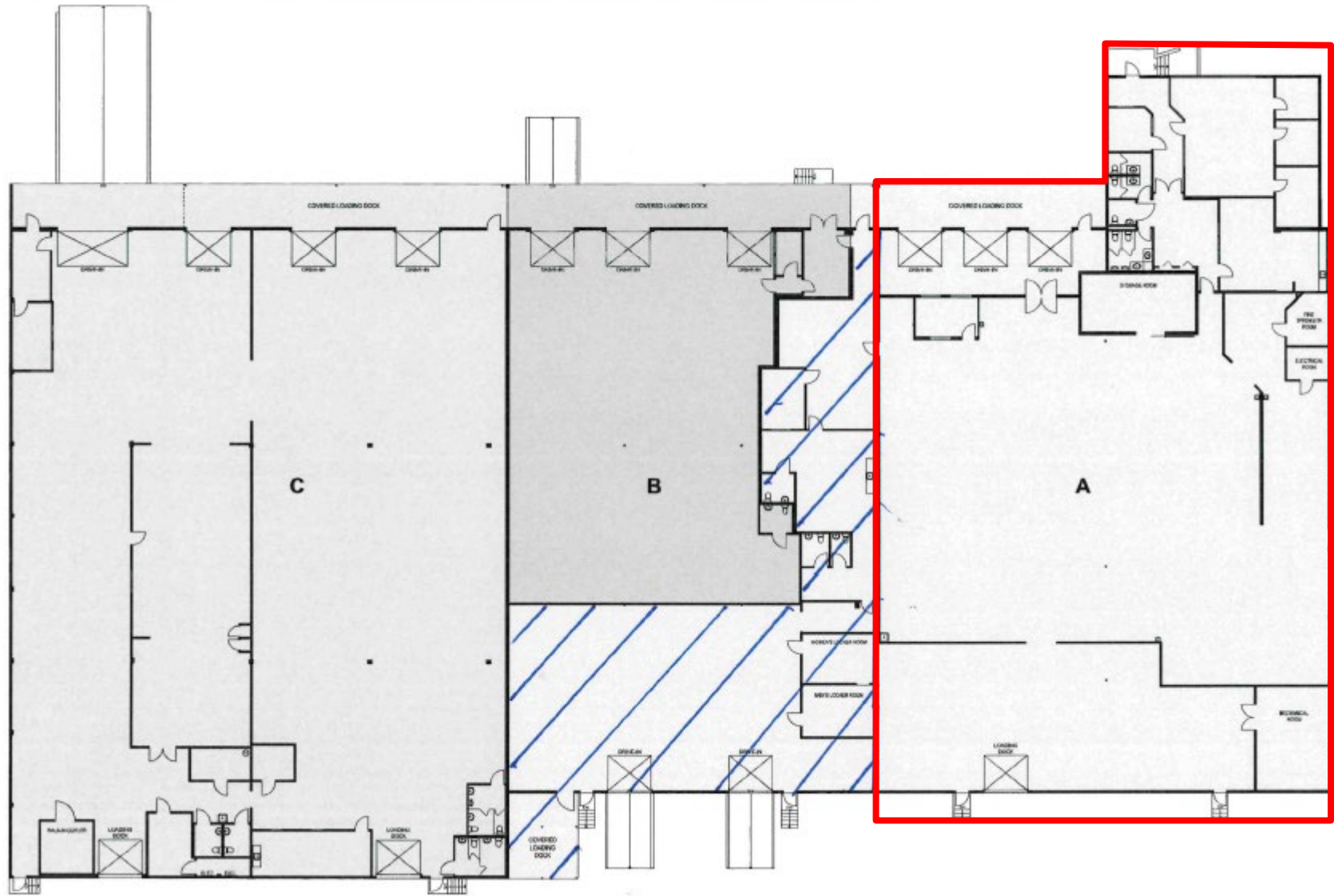
INTERSTATE
95

DANIA
BEACH PIER

STIRLING RD

WEST
LAKE PARK

BUILDING FLOOR PLAN



FT LAUDERDALE FLORIDA

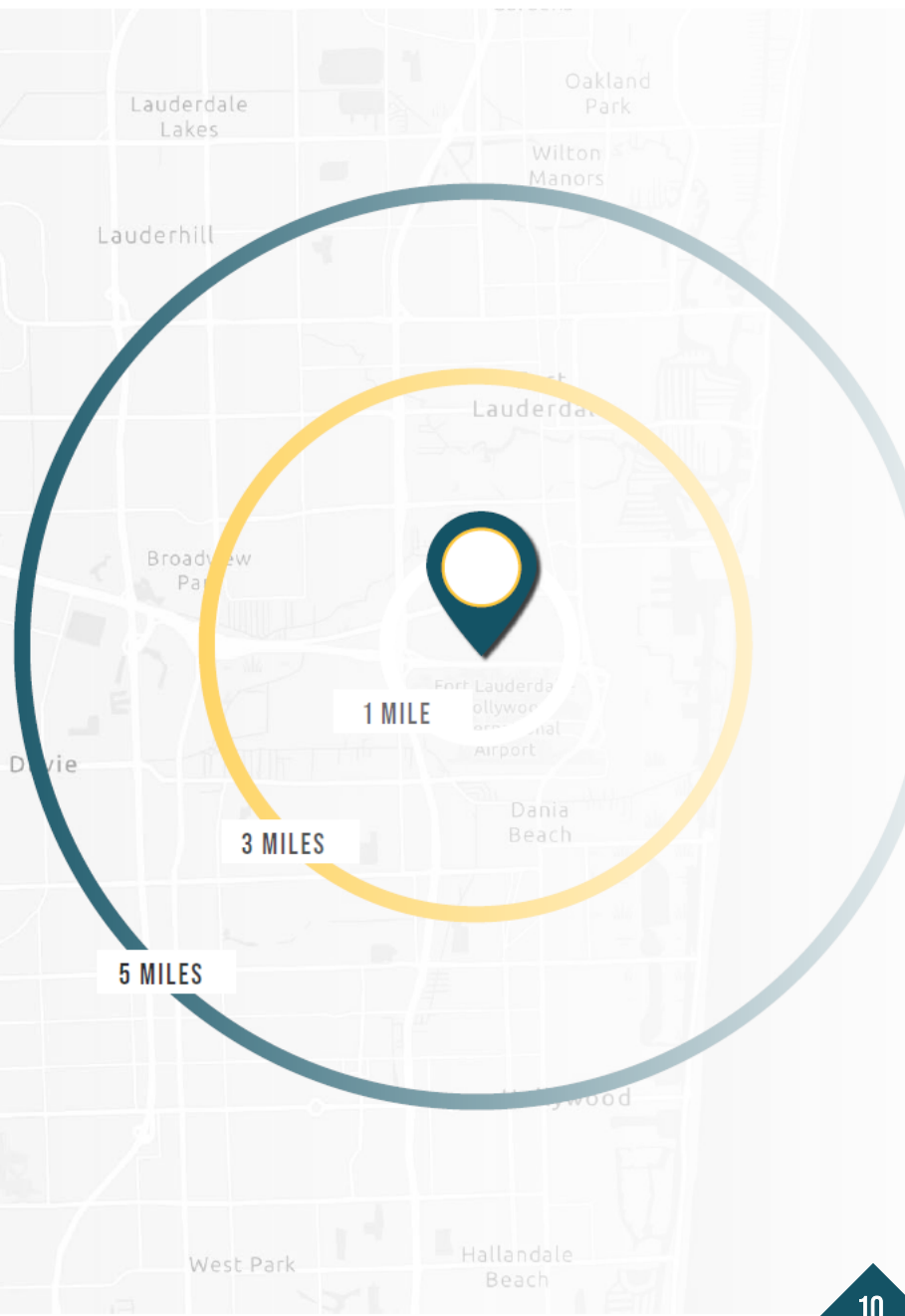


MIAMI FLORIDA: A DYNAMIC CENTER FOR BUSINESS AND COASTAL LIVING

Fort Lauderdale, Florida, is a growing metropolitan hub recognized for its strong economy, waterfront lifestyle, and strategic business location. As a key center for logistics, marine industries, tourism, and professional services, the city offers direct access to domestic and international markets. Its proximity to major transportation infrastructure—including Port Everglades and Fort Lauderdale–Hollywood International Airport—positions Fort Lauderdale as a vital gateway for trade and commerce in South Florida.

The city is home to prominent destinations such as Downtown Fort Lauderdale, Las Olas Boulevard, and Port Everglades, one of the nation's busiest container ports. Cultural and lifestyle amenities—including the Riverwalk Arts & Entertainment District, Broward Center for the Performing Arts, and miles of beaches and waterways—contribute to Fort Lauderdale's strong quality of life and appeal to both businesses and talent.

DEMOGRAPHIC DATA



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,685	101,188	301,670
Households	2,919	45,676	130,871
Families	1,547	23,900	71,977
Average Household Size	2.28	2.17	2.28
Owner Occupied Housing Units	1,402	20,367	63,022
Renter Occupied Housing Units	1,517	25,309	67,849
Median Age	40.3	41.5	41.6
Median Household Income	\$91,766	\$89,288	\$78,045
Average Household Income	\$123,253	\$131,195	\$118,524
2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,805	109,080	315,694
Households	2,989	50,348	139,295
Families	1,597	26,158	76,384
Average Household Size	2.26	2.13	2.24
Owner Occupied Housing Units	1,568	21,673	67,028
Renter Occupied Housing Units	1,421	28,675	72,267
Median Age	41.4	42.4	42.6
Median Household Income	\$103,192	\$103,542	\$91,580
Average Household Income	\$138,581	\$144,834	\$132,096



**MADDUX
AND COMPANY**

305.264.9661

GIAN TRAINA

305.213.1047

gtraina@madduxco.com

MADDUX AND COMPANY

4950 SW 72 Avenue

Suite 118

Miami, FL 33155

www.madduxco.com