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**3718 SW 30TH AVE
FORT LAUDERDALE, FL 33312
PORT 95 INDUSTRIAL FLEX CONDO IN FORT
LAUDERDALE**

Well-maintained ±2,640 SF industrial flex condo located at 3718 SW 30th Ave, Fort Lauderdale, FL, within the highly desirable Port 95 Commerce Park. The property offers exceptional access to I-95, I-595, Port Everglades, and Fort Lauderdale-Hollywood International Airport, making it ideal for both owner-users and investors seeking a versatile asset in one of Broward County's most strategic logistics corridors.

The warehouse features approximately 21' clear ceiling heights, supporting efficient vertical storage, racking, light manufacturing, and even the potential addition of a second-floor office to maximize usable space. Constructed with durable tilt-up concrete, the building provides hurricane-resistant design, a fully air-conditioned warehouse, and a professional ground-level office presence.

Additional highlights include a grade-level overhead door for streamlined loading, assigned parking directly in front of the unit, impact-resistant windows, multiple ADA-compliant restrooms, and a flexible open layout suitable for distribution, showroom, storage, or operational headquarters.

PRICE: \$1,200,000

Building Size: 2,640 SF

Lot Size: 2,693 SF

Zoning: IM-3 - MEDIUM INTENSITY
INDUSTRIAL AND MANUFACTURING DISTRICT

Year Built: 2003



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