



FOR LEASE

3377 SW 2ND AVENUE
FORT LAUDERDALE, FL 33315

14,000 SF FORT LAUDERDALE AIRPORT WAREHOUSE

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OVERVIEW

Incredible opportunity to lease a premier industrial property in the heart of Fort Lauderdale's highly sought after Marina Mile corridor. The property offers exceptional access to Fort Lauderdale Hollywood International Airport, Port Everglades, I 595 and I 95, making it an ideal location for a wide range of industrial, distribution and service related users.

Available for lease is approximately 14,000 SF of warehouse and office space, including approximately 12,000 SF of warehouse space & 2,000 SF of dedicated office. The property features 18 foot clear ceiling heights, three phase power and an oversized grade level overhead door.

SITE SUMMARY

ASKING RATE: \$20.00 PSF NNN

BUILDING SF: 14,000

WAREHOUSE SF: 12,000

OFFICE SF: 2,000

HIGHLIGHTS

- APPROXIMATELY 2,000 SF OF DEDICATED OFFICE SPACE
- 18' FOOT CLEAR CEILING HEIGHT
- THREE PHASE POWER
- OVERSIZED GRADE LEVEL OVERHEAD DOOR
- HIGHLY DESIRABLE MARINA MILE CORRIDOR
- IMMEDIATE ACCESS TO I-595 & CONNECTIVITY TO I-95
- MINUTES FROM FORT LAUDERDALE HOLLYWOOD INTERNATIONAL AIRPORT AND PORT EVERGLADES



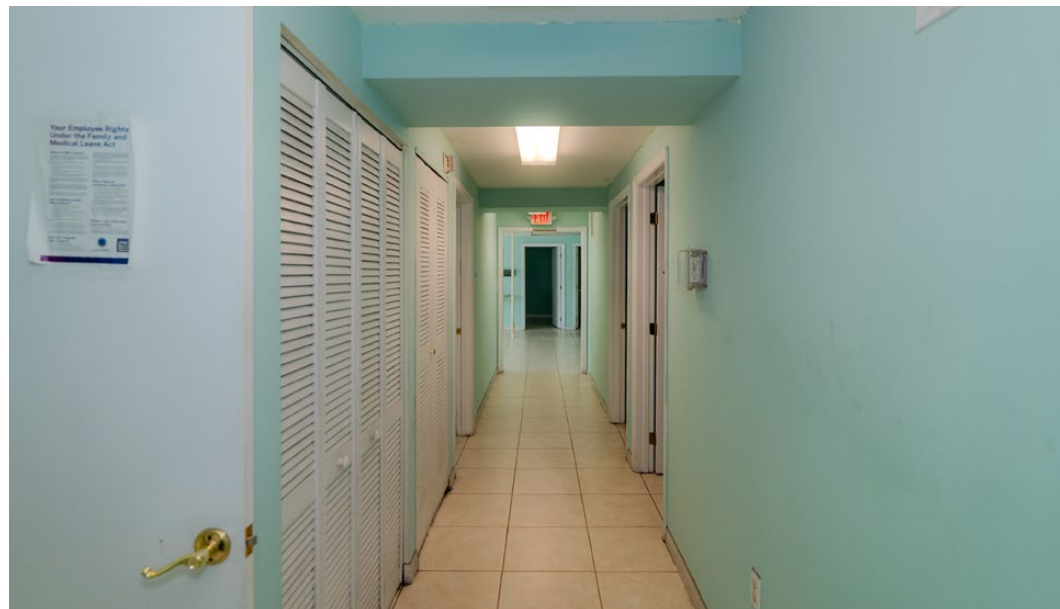
3377 SW 2ND AVENUE - FOR LAUDERDALE, FL 33315

MAX LORIA | MANAGING BROKER | 561.901.1402

DAVID RICHMAN | VP INVESTMENT SALES | 847.772.7159

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

INTERIOR PHOTOS



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LOCATION MAP



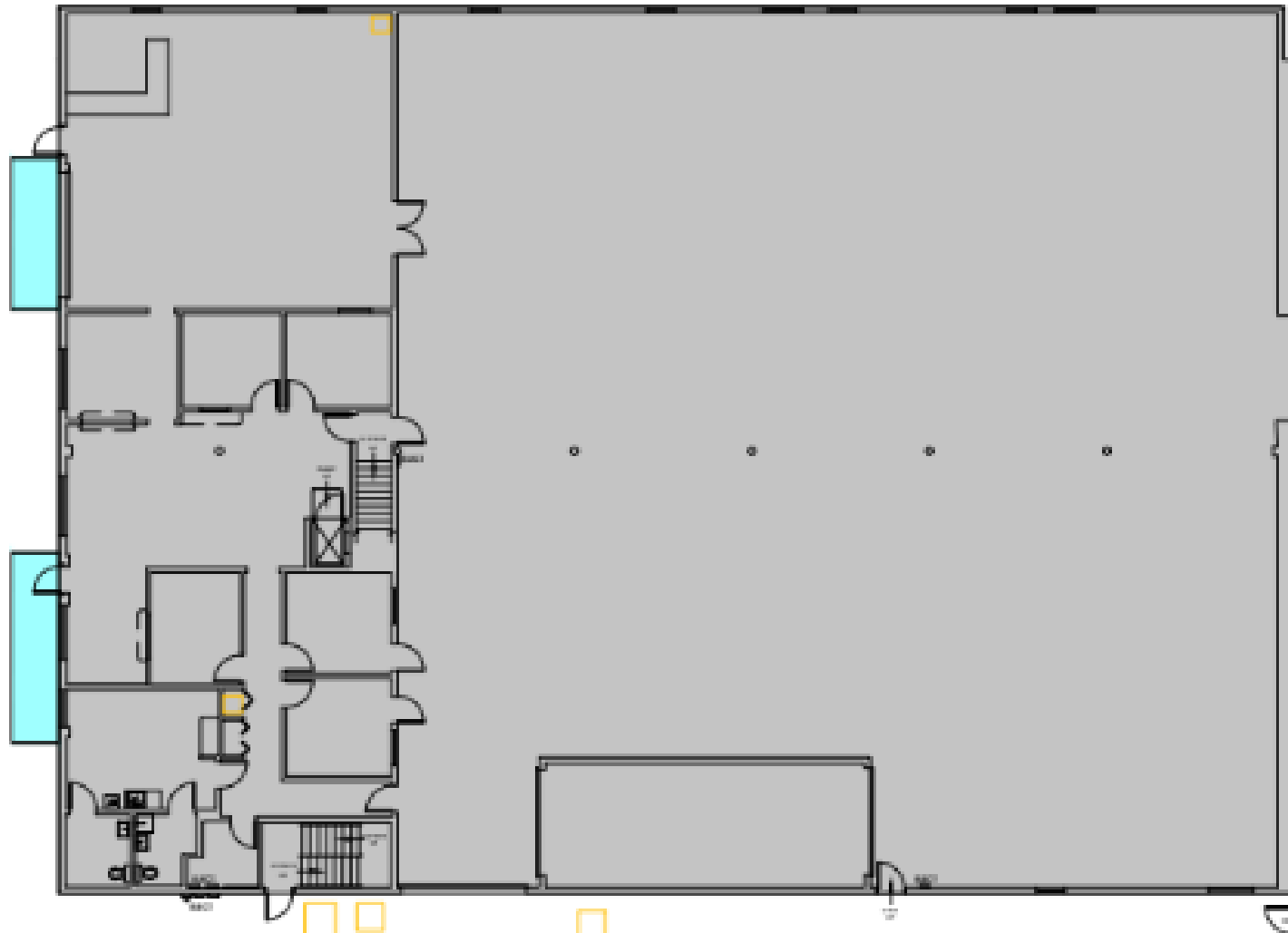
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FLOOR PLAN



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