

±10,000 SF INDUSTRIAL WAREHOUSE FOR LEASE

3305-3307 SW 11th Avenue

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FORT LAUDERDALE, FLORIDA 33315

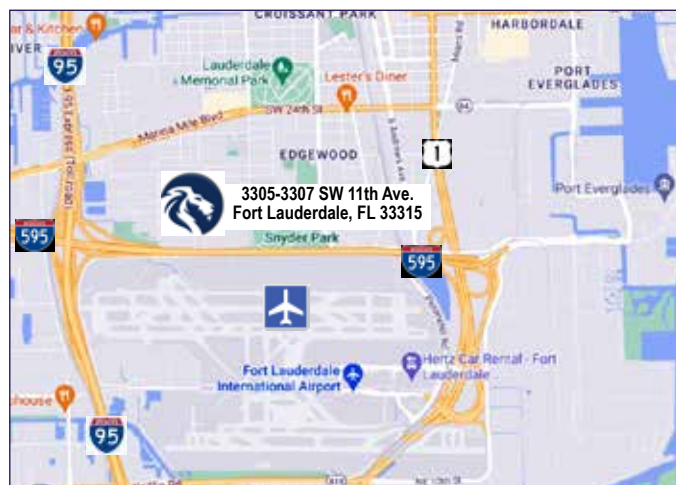


PROPERTY HIGHLIGHTS:

- **±10,000 SF warehouse space**
- **3 offices and 2 large bullpen areas**
- **2 dock high bay doors**
- **1 drive in ramp**
- **3 phase electric**
- **18 ft. clear twin-T ceiling height**
- **Zoned: I - Industrial, City of Fort Lauderdale**
- **Minutes from Federal Hwy., I-95, I-595, Port Everglades and Hollywood/Fort Lauderdale International Airport**

Lease Rate:

\$23.00 psf Modif. Gross
(net of electric & trash)



CONTACT:

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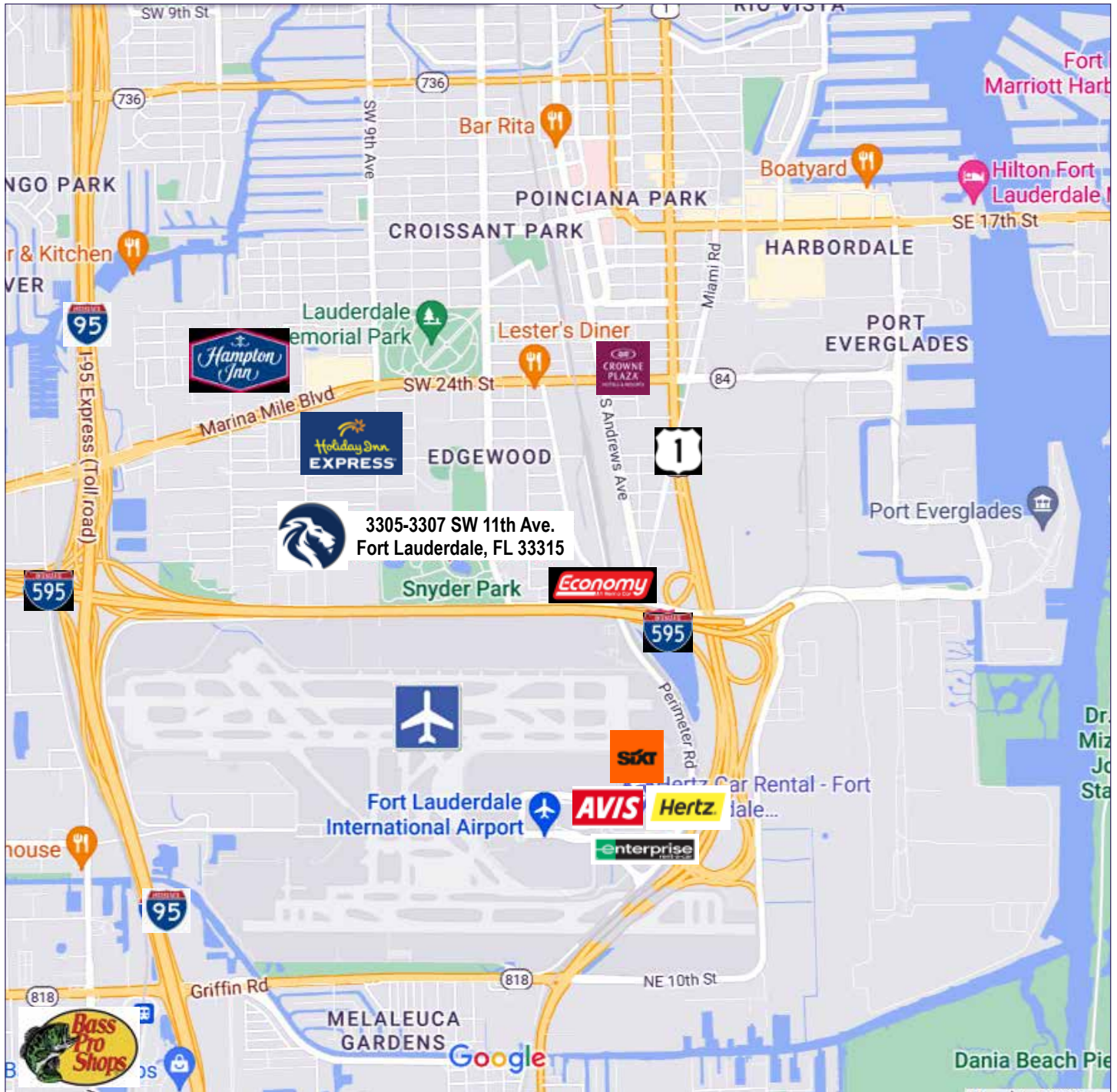
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