

# 100% Air Conditioned Warehouse

±26,000 SF Available

2851 Evans Street  
Hollywood, FL 33020

Fully fenced and secured location



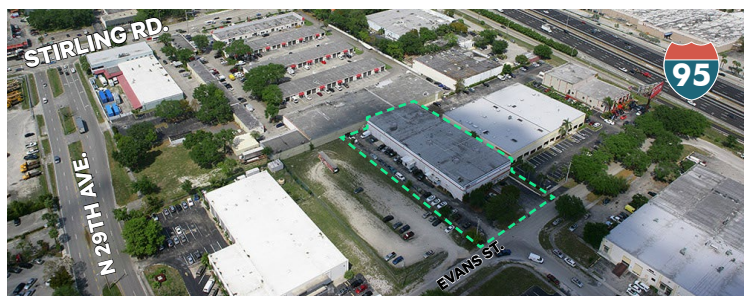
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**For Sublease**



## Property Highlights

- ±26,000 SF available sublease
- ±3,500 SF office on two floors
- Sublease term through 8/31/2028 - Landlord open to direct deal with longer term
- 2 oversized drive-in doors
- 3 dock high doors with pit levelers
- ±22' ceiling height
- 30 parking spaces
- 1200 AMPS 240 Volt 3 Phase, Heavy power
- 100% air conditioned
- LED lighting
- Tilt-wall construction
- Access from I-95 at Sheridan Street and Stirling Road
- Close proximity to Fort Lauderdale-Hollywood International Airport and Port Everglades
- Asking Rate: Please inquire

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### Investment Score - 9

(1=low; 10=high)

The Urban Institute developed a score of investment flows to census tracts factoring commercial lending, multifamily lending, single-family lending and small business lending. Data on existing equity flows is limited so debt flows are used as a proxy for understanding access to local capital.

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