

FOR LEASE OR SALE
4,482 SF – 23,455 SF



FORT LAUDERDALE, FL

1313 NW 65TH PLACE

COMMENTS

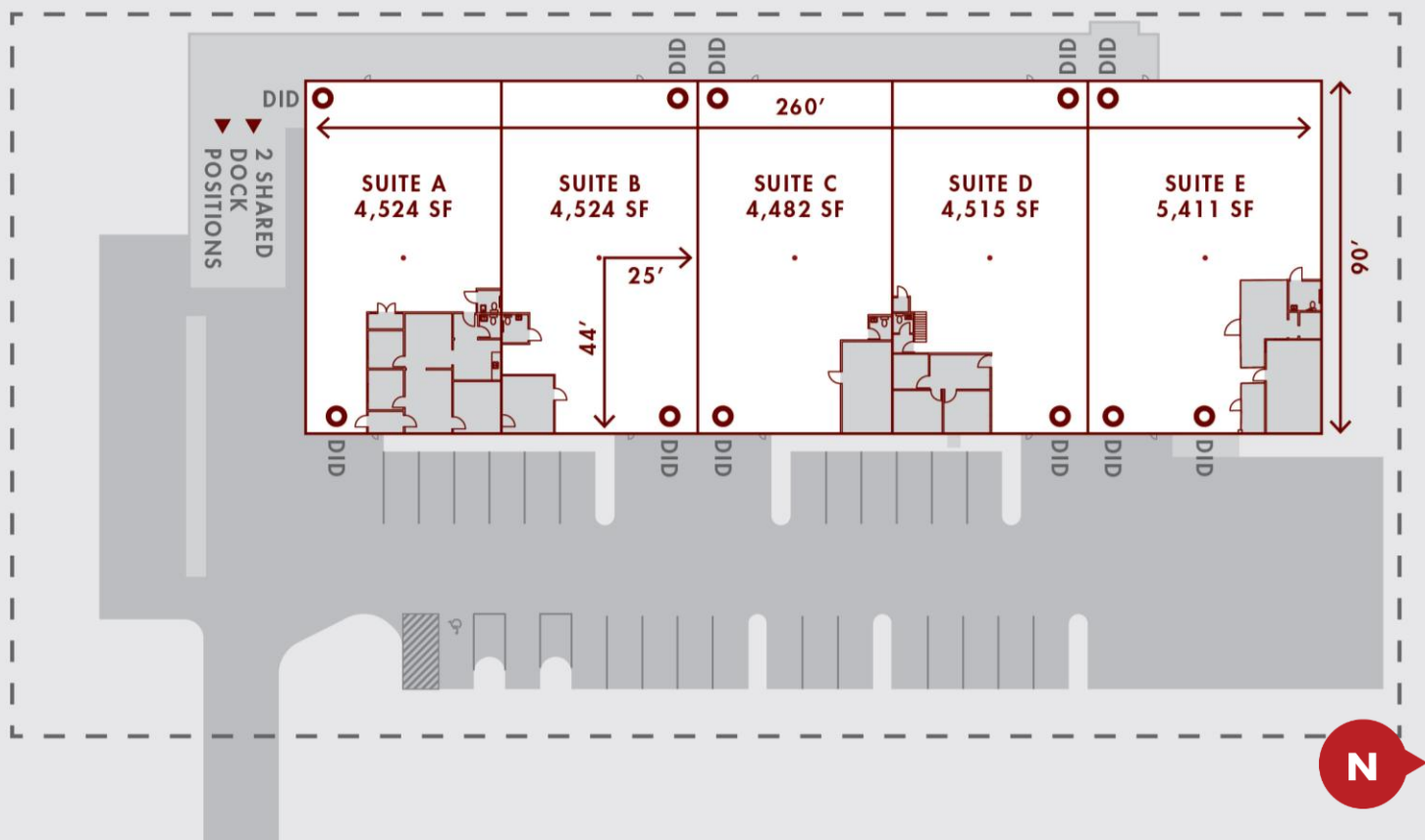
- Has Access to Dock Position that Accommodates 53’ Trailers
- Drive-In Door Loading as Well
- Move-In Ready Condition
- Well Located with Immediate Access to I-95 via Cypress Creek Rd
- Professionally Owned & Managed

BUILDING DETAILS

Building Size	23,455 SF
Suite Size	4,482 SF – 4,524 SF
Office Size	305 SF – 1,054 SF
Loading	2 Drive-In Doors 1 Dock Position (Shared)
Clear Height	19’
Car Parking	6 Stalls

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SUITE	TOTAL SF	OFFICE SF	ASKING RATE (NET)
Suite A	4,524	1,054	\$6,995/mo
Suite B	4,524	201	\$6,995/mo
Suite C	4,482	305	\$6,995/mo
Suite D	4,515	525	\$6,995/mo
Suite E	5,411	357	\$8,395/mo
TOTALS	23,455		

- All-In Year 1 Rate:
 - Suite A – D: +/- \$9,045/mo (OpEx est @ \$2,050/mo)
 - Suite E: +/- \$10,870/mo (OpEx est @ \$2,475/mo)

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