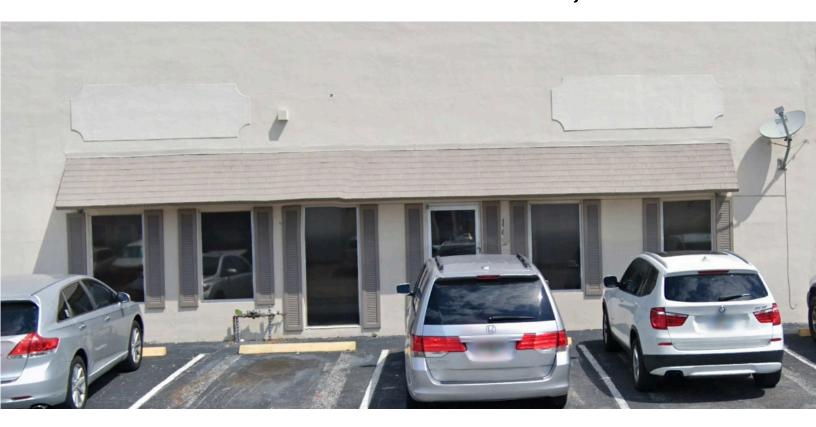


1,825 SF OFFICE / WAREHOUSE FOR LEASE 801 NW 57th Street Ft. Lauderdale, FL 33308



Zoning: Light Industrial Property Type: Office/Warehouse Space Available: 1,825 SF Min Divisible: 1,825 SF Base Monthly Rent: \$2,813.54 Lease Rate PSF Annual: \$18.50 Lease Type: Modified Gross

This well-maintained office/warehouse unit features approximately 600 SF of air-conditioned office space and 1,225 SF of warehouse space, offering a practical layout ideal for a variety of business uses. The warehouse provides 17-foot clear ceiling height and is accessed via a 12' x 12' grade-level overhead door, providing excellent functionality for storage, distribution, or light manufacturing.

CORNERSTONE Realty, Inc.







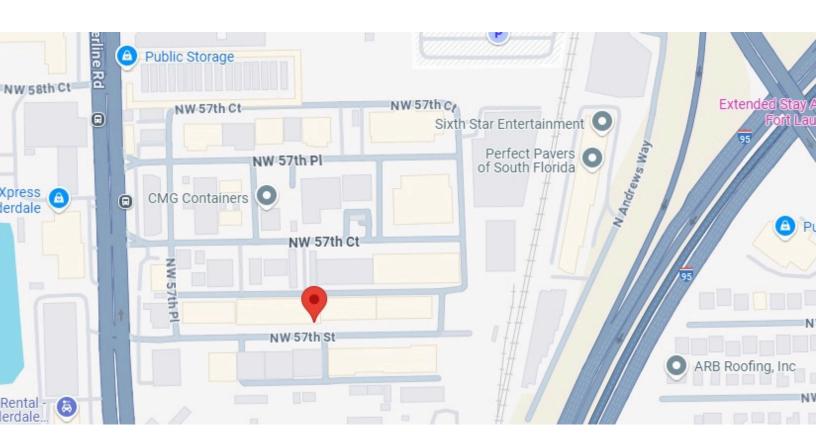












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