

Fort Lauderdale Industrial Showroom/Warehouse

6001 Powerline Road | Fort Lauderdale, FL 33309

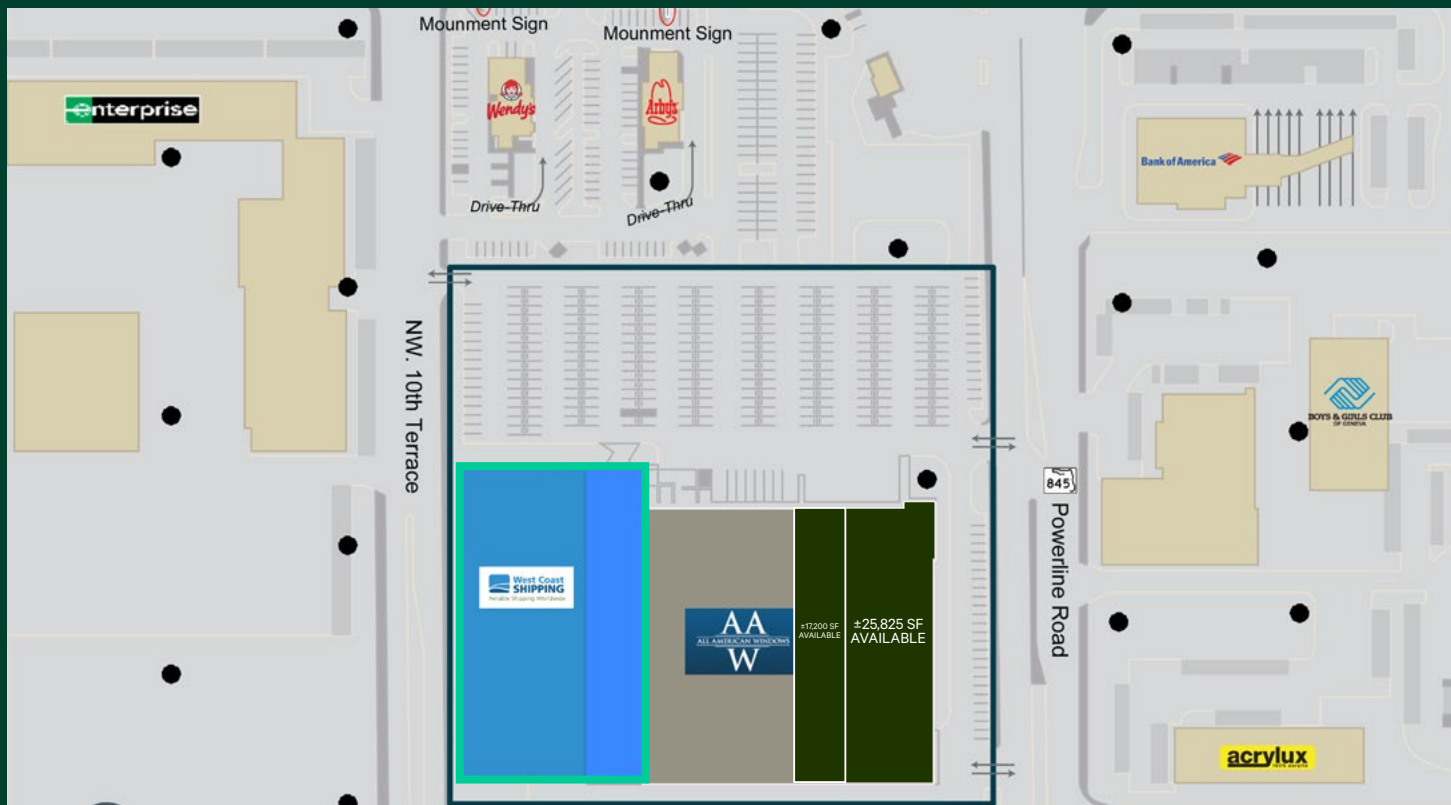
±43,000 SF or ±26,000 SF Industrial Showroom/Warehouse Available For Lease



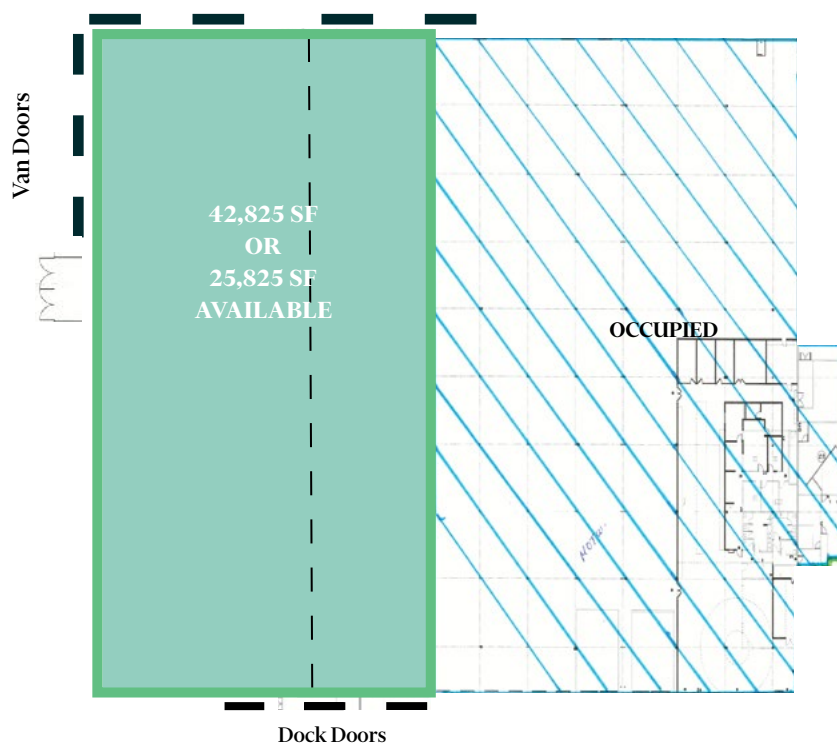
Property Highlights

- ±43,000 or ±26,000 SF Demised End Cap
 - 4 Dock High and 4 Van High Loading Doors
- 32' Clear Height
- All Docks, Levelers, and Doors Have Been Gone Through Full Maintenance and Upgrades
- New Roof System, Paint, Drainage, Pavement and Parking Striping
- Tenant Improvement Allowance Available for Office Build-Out
- Fully sprinklered
- Electricity is Separately Metered
- 3 Phase Power, 400 amps
- Signage Available with Powerline Road and Cypress Creek Road - Frontage (70,000 Vehicles Per Day)
- Less Than 1 Mile From the 1-95 North/South Ramps
- 1:1,000 SF Parking Ratio
- Lease Rate: **\$15.00 NNN + \$4.50 OPEX**
- Offering Cooperating Broker Bonus of 4%
- 3 MONTHS FREE RENT

Site Plan



Floor Plan

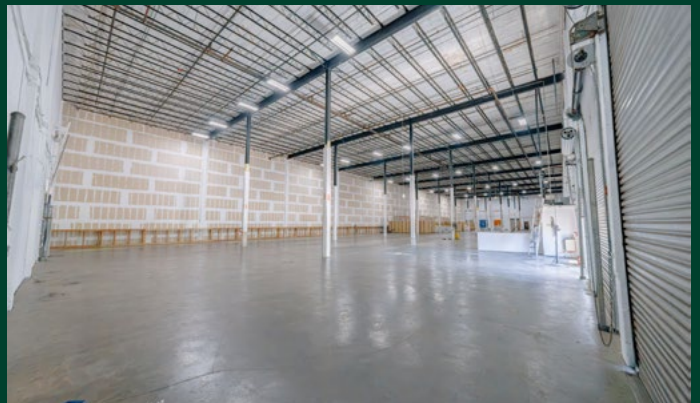
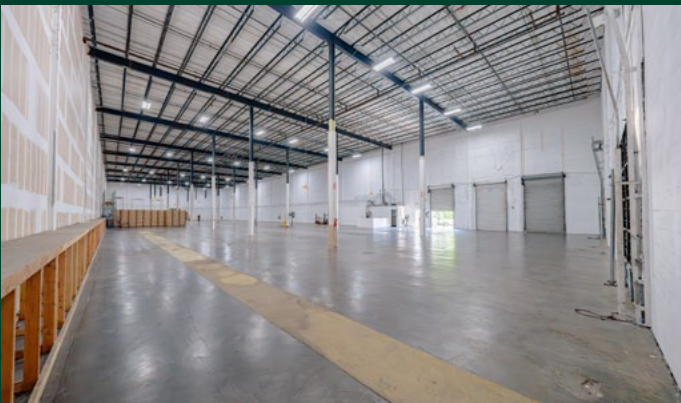


±43,000 SF
OR
±26,000 SF
AVAILABLE

Exterior Photos



Interior Photos



Contact Me

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