

Port 95 Logistics Center II

4140 SW 30th Avenue
Hollywood, FL 33312

31,141 SF Available



Contact Us

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Property Description

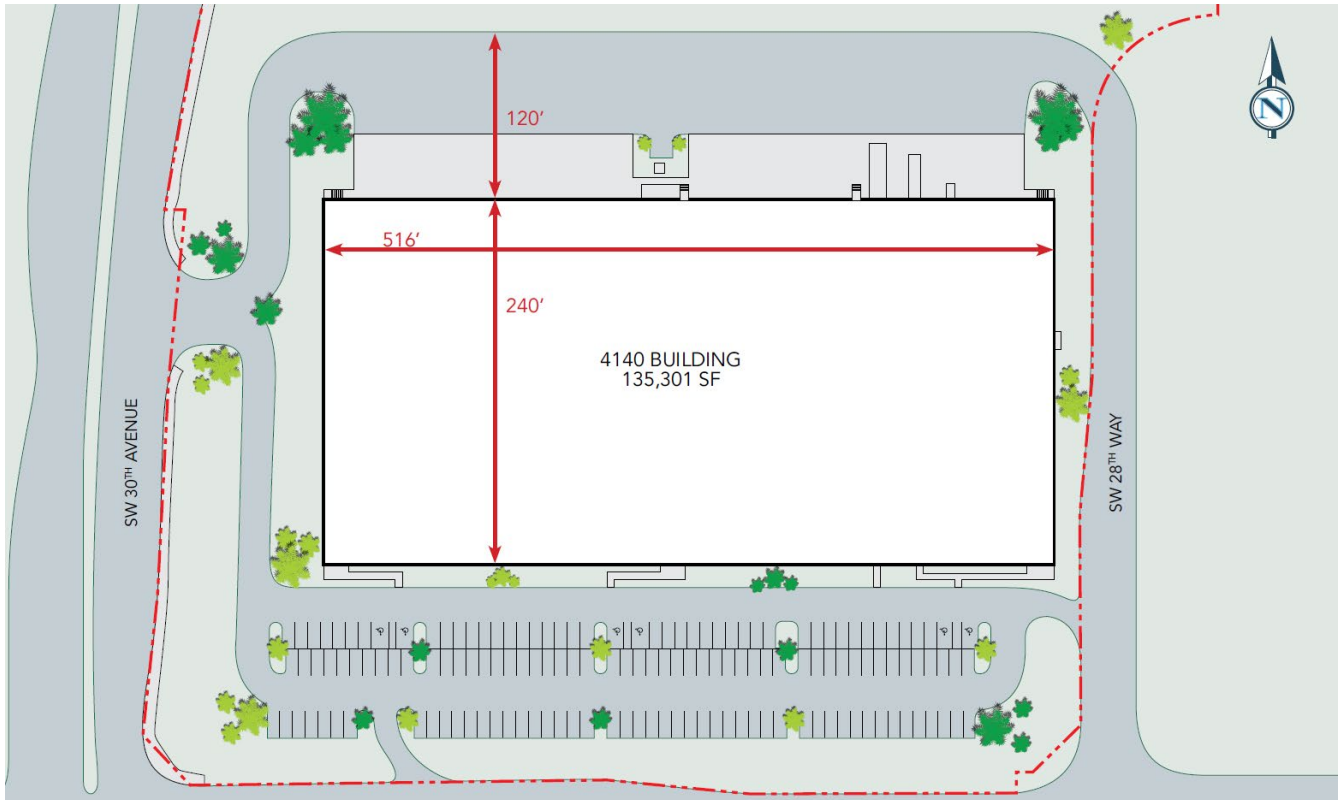
Port 95 Commerce Park is a leading industrial business park in Broward County Florida with over 2 million SF of warehouse and industrial space. Strategically located at a transportation nexus, in close proximity to I-95, State Road 84, the Florida Turnpike, I-595, Fort Lauderdale International Airport and minutes away from Port Everglades making it a perfect location for companies in Aviation/Aerospace, Marine Technology, and Advanced Manufacturing industries. The Class A business park is home to local businesses as well as Fortune 100 firms who service areas from South Florida to the entire state.

Highlights

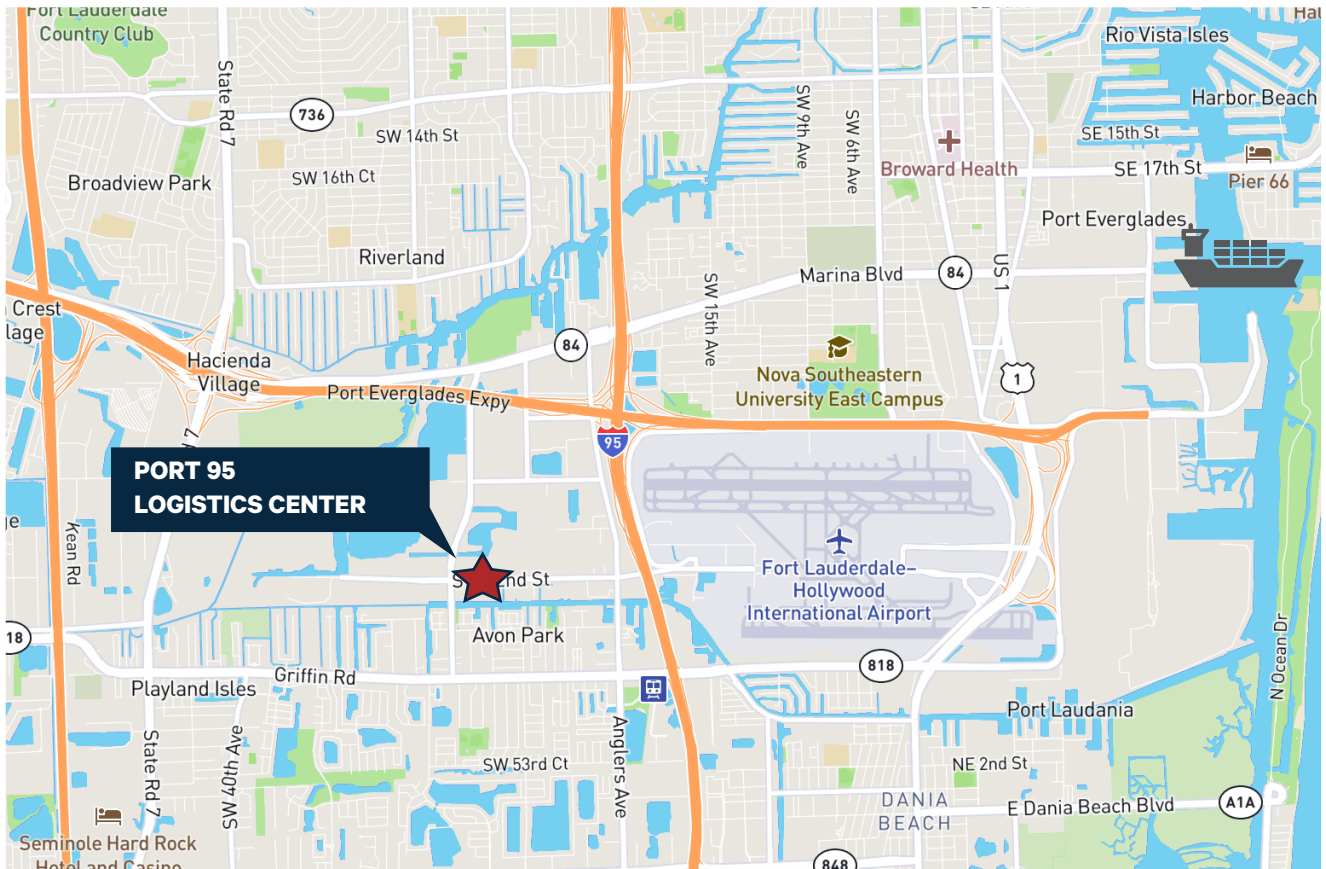
- + ±31,141 SF available
- + ±3,500 SF office
- + ±24' Clear ceiling height
- + Located in Port 95 Business Park - high quality business park setting
- + Zoned IM-3, Industrial
- + Column Spacing 30' x 40'
- + Tilt wall construction
- + 100% Sprinklered
- + 149 surface spaces available; Parking ratio of 1.1/1,000 SF
- + 3 dock doors and 1 ramp
- + 1 mile (7 mins.) from the Fort Lauderdale-Hollywood International Airport and 4 miles (11 mins.) from Port Everglades
- + Interstate I-95 (3 mins.), I-595 (4 mins.) and Florida Turnpike (12 mins.) access via both Griffin and State Road 84 (Marina Mile)
- + Available May 1, 2025
- + Asking Rate: \$17.00 PSF NNN, Plus \$4.90 in OpEx

Property Site Plan

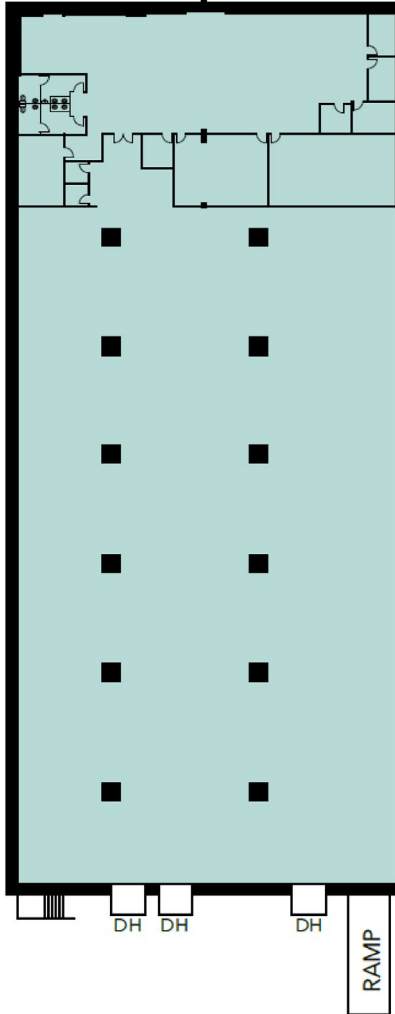
For Lease



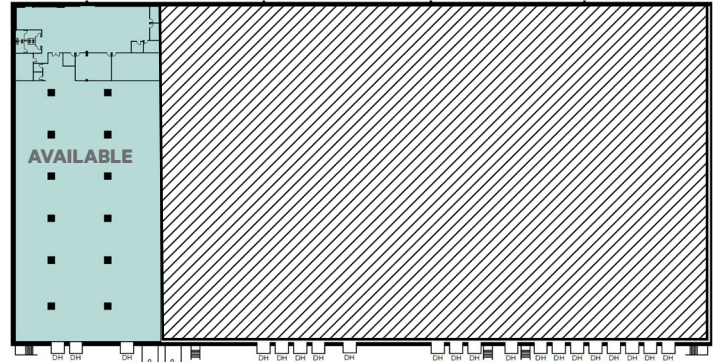
Location



Floor Plan



LOCATION WITHIN THE BUILDING



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