

**OFFICE//
WAREHOUSE
FLEX**
FOR LEASE

1600 NE 12TH TER

Fort Lauderdale, FL 33305

For Lease By

NATIVE
REALTY



PROPERTY DESCRIPTION

Position your business in one of Fort Lauderdale’s most unique industrial and flex environments. Located at 1600 NE 12th Terrace, this expansive warehouse and office opportunity offers a rare combination of high-clearance industrial space, mezzanine offices, loading capabilities, and flexible configurations in the heart of the city’s rapidly evolving Studio City and Middle River submarket.

The available premises include approximately 12,125 SF of ground-floor warehouse space, 1,900 SF of first-floor mezzanine office space, and 9,317 SF of second-floor mezzanine space, providing users with the ability to accommodate warehousing, distribution, manufacturing, showroom, production, creative office, or operational headquarters under one roof.

The warehouse features soaring concrete ceilings, multiple roll-up doors, secured storage areas, freight accessibility, and open-span floor plates that can be customized to suit a variety of industrial and commercial requirements. Existing office areas include private offices, administrative space, conference areas, and support rooms, allowing tenants to occupy immediately while retaining flexibility for future modifications.

Conveniently located just minutes from Downtown Fort Lauderdale, Wilton Manors, Flagler Village, US-1, Sunrise Boulevard, and I-95, the property offers exceptional access to major transportation corridors, labor pools, and surrounding residential neighborhoods. The combination of warehouse functionality, office infrastructure, and central location makes this an ideal opportunity for logistics operators, e-commerce companies, contractors, distributors, production users, creative businesses, and regional headquarters seeking a well-positioned South Florida location.

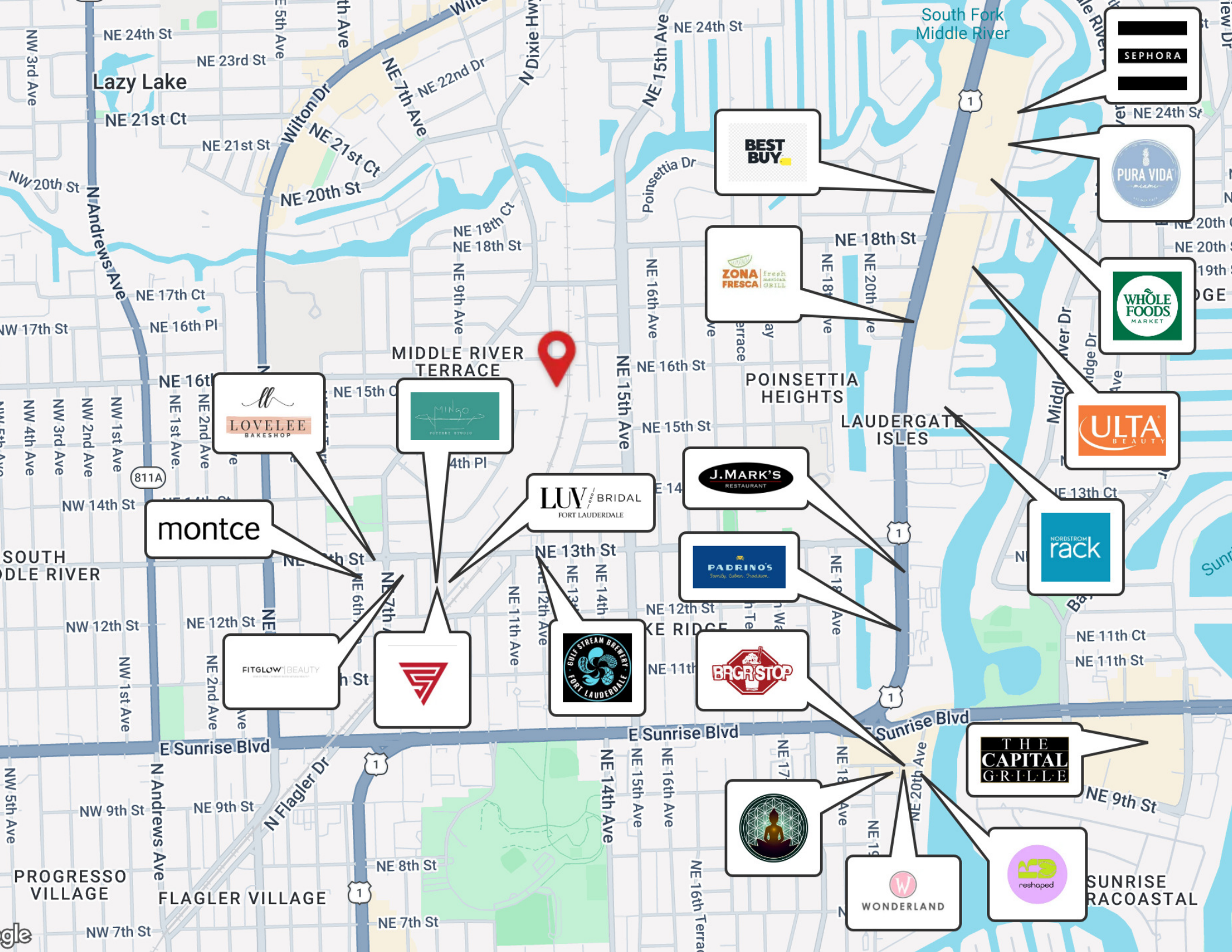
PROPERTY HIGHLIGHTS

- Multiple Roll-Up Loading Doors
- Existing Office & Administrative Buildout
- Flexible Warehouse, Showroom & Office Combination
- Excellent Access to I-95, US-1 & Sunrise Boulevard

OFFERING SUMMARY

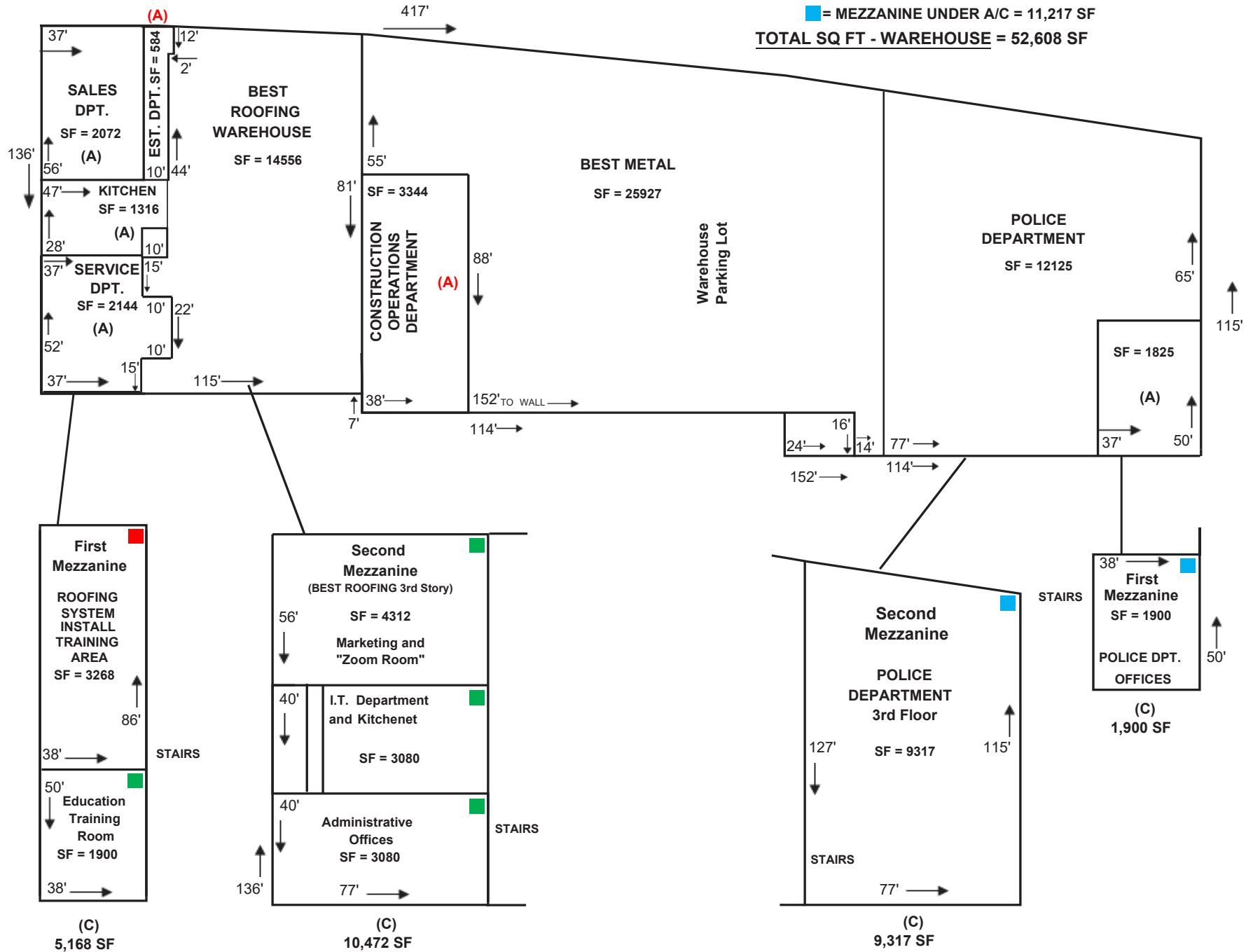
Base Rent:	\$18 SF/yr (NNN)
NNN:	Estimated \$5/SqFt (Ground Floor) & \$9/SqFt (Mezzanine Space)
Ground Floor SF:	12,125 SF
Mezzanine Space SF:	11,217 SF
Available SF:	23,342 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	66,225	129,692	214,375
Total Population	142,658	307,553	520,792



**1600 NE 12 Terrace
Wilton Manors, FL
33305**

TOTAL SQ FT - WAREHOUSE = 52,608 SF



























NATIVE REALTY®

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