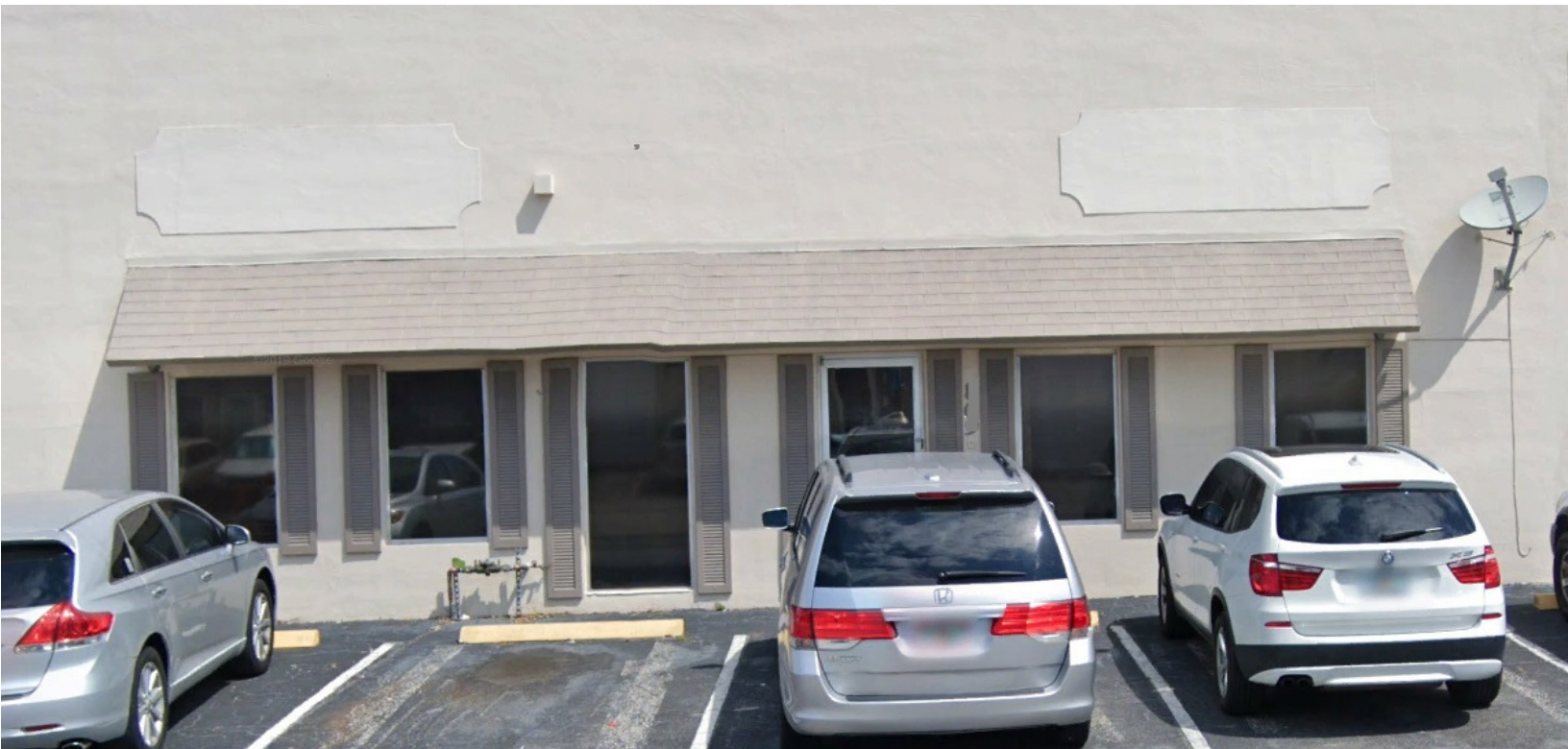


1,825 SF OFFICE / WAREHOUSE FOR LEASE

813 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 700 SF of air-conditioned office space and 1,125 SF of warehouse space. 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.

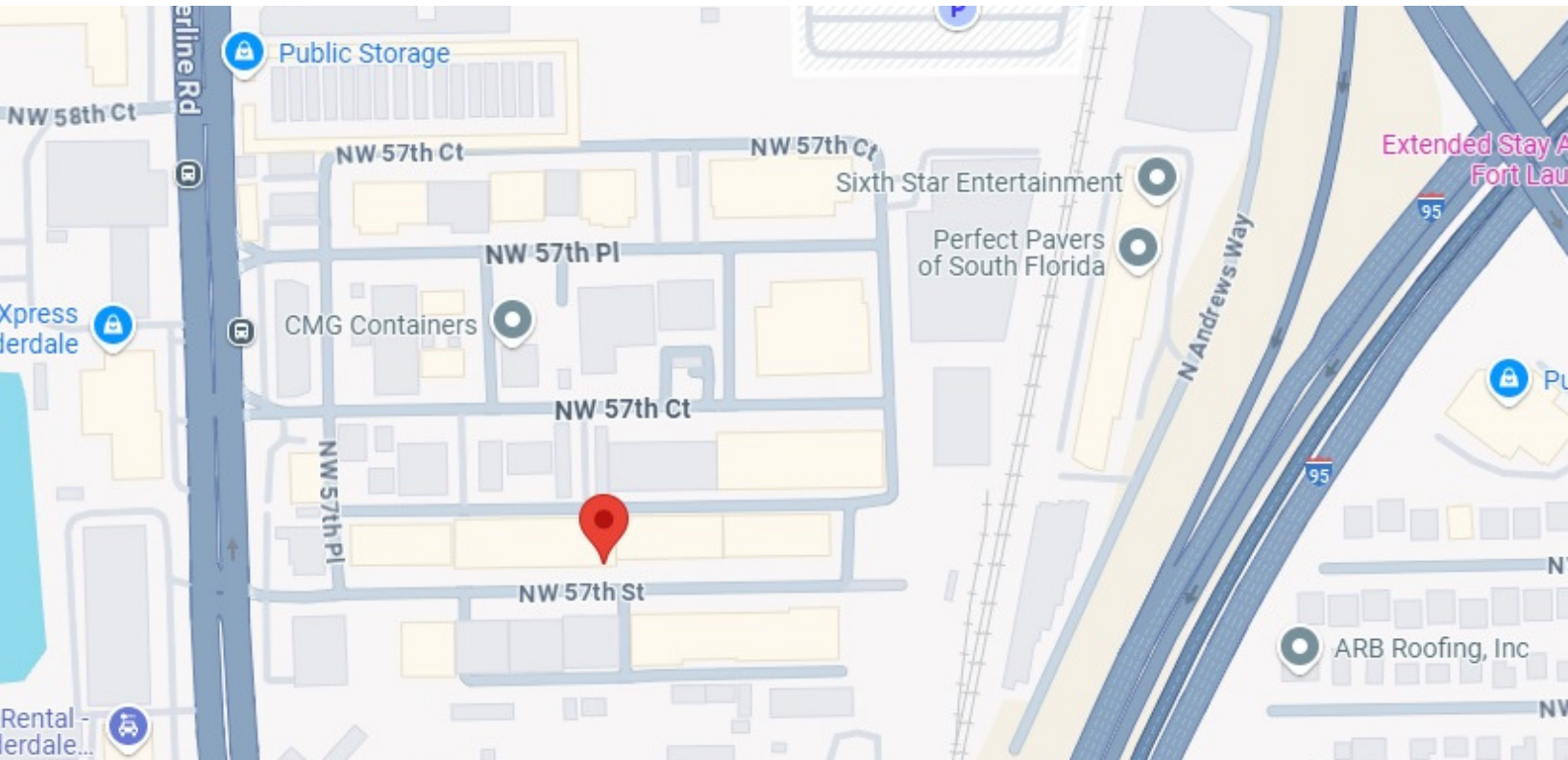
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