



Port Everglades Warehouse

3277 SE 14th Ave, Fort Lauderdale, FL 33316

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Port Everglades Warehouse

\$19.00 /SF/YR

The subject property is situated next to Port Everglades and includes the preferential zoning PEDD (Port Everglades Development District) encompassing this area are the cities of Dania Beach, Fort Lauderdale and Hollywood. Land with the "PEDD" zoning is at a premium. Port Everglades is planning for 2023-2042 with an updated roadmap for future growth over the next 20 years that identifies \$3 billion in capital investments to improve productivity for cargo, cruise and petroleum businesses that operate at the South Florida seaport. The...

- IDEALLY LOCATED PORT EVERGLADES PEDD(PORT EVERGLADES DEVELOPMENTAL DISTRICT)POTENTIAL FOREIGN TRADE ZONE
- NEXT TO AIRPORT,PORT EVERGLADES CRUISE LINE/RAILROAD INTERMODEL CONTAINER TRANSFER FACILITY
- PORT EVERGLADES IS EASILY ACCESSIBLE FROM I-95, I-595, I75 AND FLORIDA TURNPIKE.
- PARKING IN FRONT AND REAR OF PROPERTY. REAR AREA IS GATED AND FENCED



Rental Rate: \$19.00 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 38,760 SF

Year Built: 1970

Rental Rate Mo: \$1.58 /SF/MO

1st Floor

Space Available	38,760 SF
Rental Rate	\$19.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	4,690 SF
Space Type	New
Space Use	Industrial
Lease Term	3 - 10 Years

Seeking NNN Lease price negotiable depending on terms and conditions. Can be divided approximately 15,000/25,000 square feet. The subject site is zoned PEDD, Port Everglades Development District by the City of Fort Lauderdale. The purpose of the PEDD district is to provide for and encourage appropriate and consistent land use patterns where applied within the jurisdictional boundaries of Port Everglades irrespective of whether the land being regulated lies within the municipal boundaries of the cities of Hollywood, Fort Lauderdale or Dania Beach, or within unincorporated Broward County. Permitted uses include but not limited to: offices, governmental facilities, marine cargo handling, parking garage, passenger terminal, railroad & truck terminal, shipbuilding & repair, utilities, warehouses, assembly, banks & financial institutions, car rental agencies, machine shops, industries not involving hazardous or nauseous substances or materials, outdoor storage, restaurant, retail as an accessory use to an allowable use, service station, wholesale, marine related educational facilities, marinas, petroleum processing, transmission & storage and recreational facilities.



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The subject is located in east-central Broward County within the City of Dania Beach. The subject has the following boundaries:

- North: SE 24th Street & 17th Street
- South: Griffin Road
- East: Atlantic Ocean
- West Interstate 95

Driving Instructions

- Port Everglades is easily accessible from all major highways:
- From I-95.
- From I-595.
- From I-75.
- From the Florida Turnpike.

The subject property is a rectangular shape, and measures 265.01' X 281.62' X 265.01' X 281.75'. The site is located along the west side of SW 14th Avenue and has two access points. All utilities are available to the site. The building is of CBS construction with a flat build-up or modified roof over metal joints and lightweight concrete deck. The detached building contacting approximately 38,760 square feet of gross building area. Approximately 16% finished area consisting of main office area at the front of the building of 3,400+ SF, a break room and office in the warehouse portion containing 515+ SF and 775+ SF parts room that is finished but not air-conditioned. The front office section contains a large open room, private office, conference room, work room with flex partitioning, kitchenette and several restrooms. Finishes consist of carpet tiles, painted walls, acoustic tile ceilings, recessed lighting and central a/c. The office section in the warehouse area contains

Property Photos



Exterior Photo



Exterior Rear Photo

Property Photos



Exterior Rear Photo

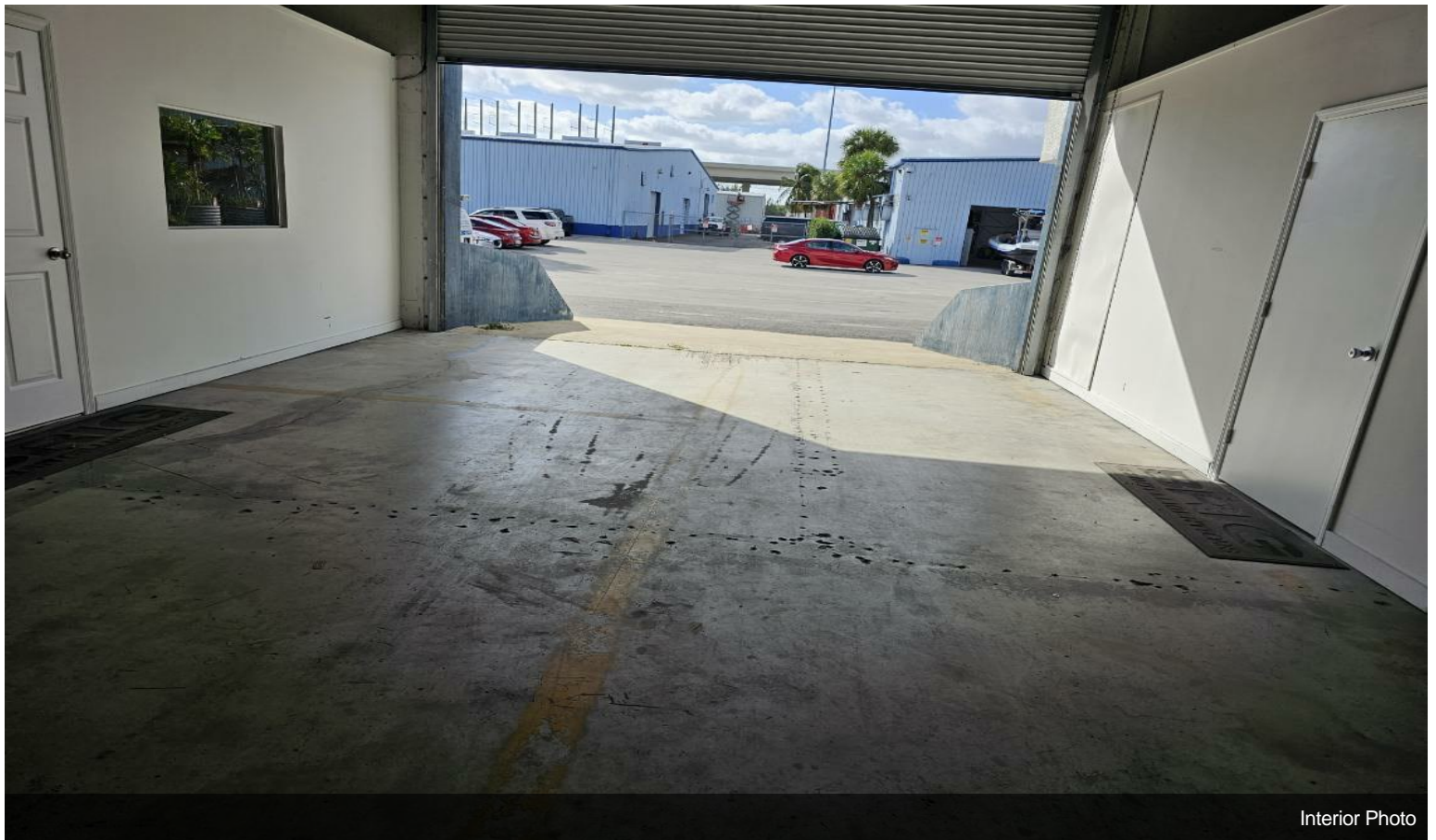


Gated Exterior Photo

Property Photos

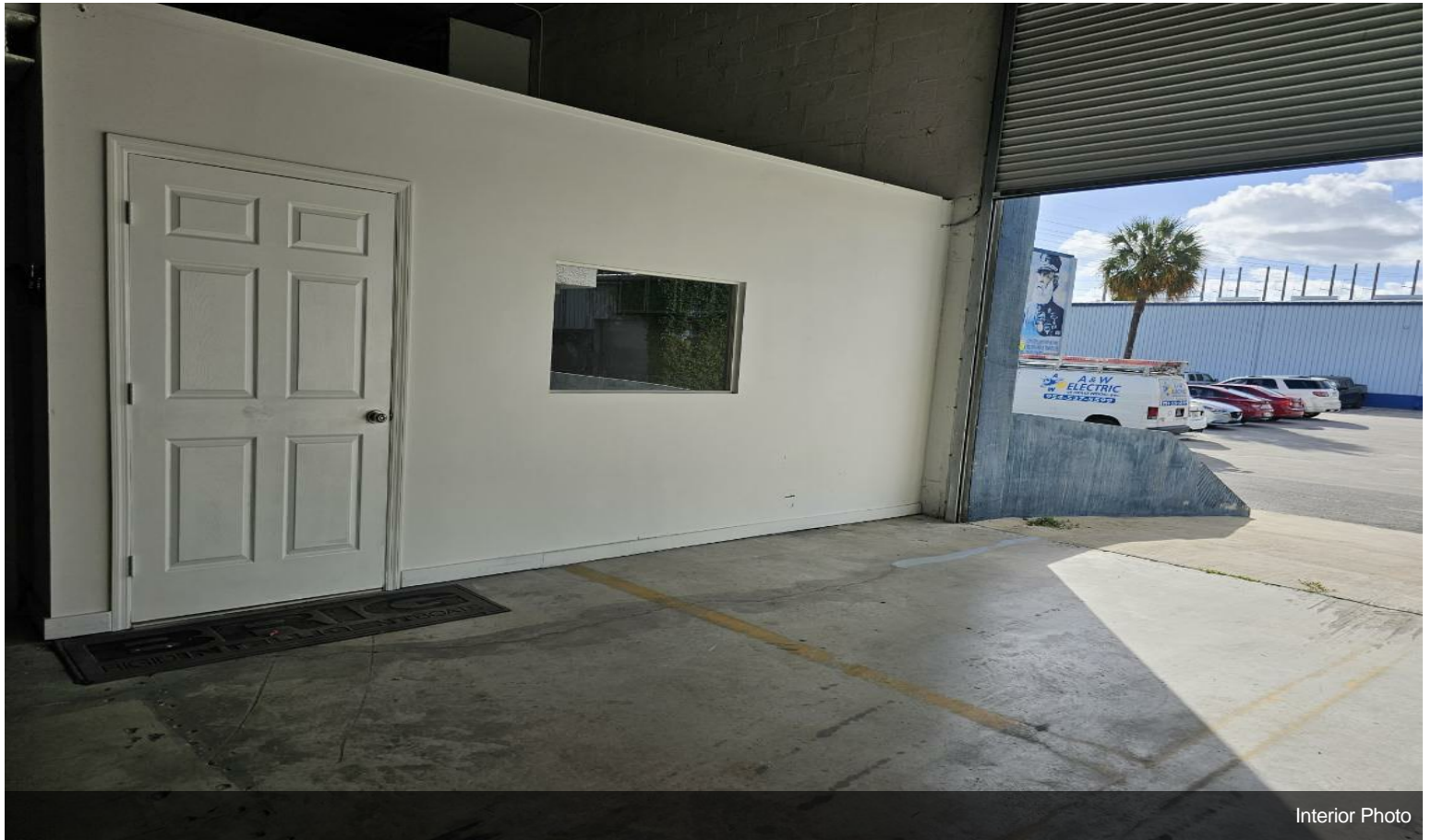


Exterior Rear Photo

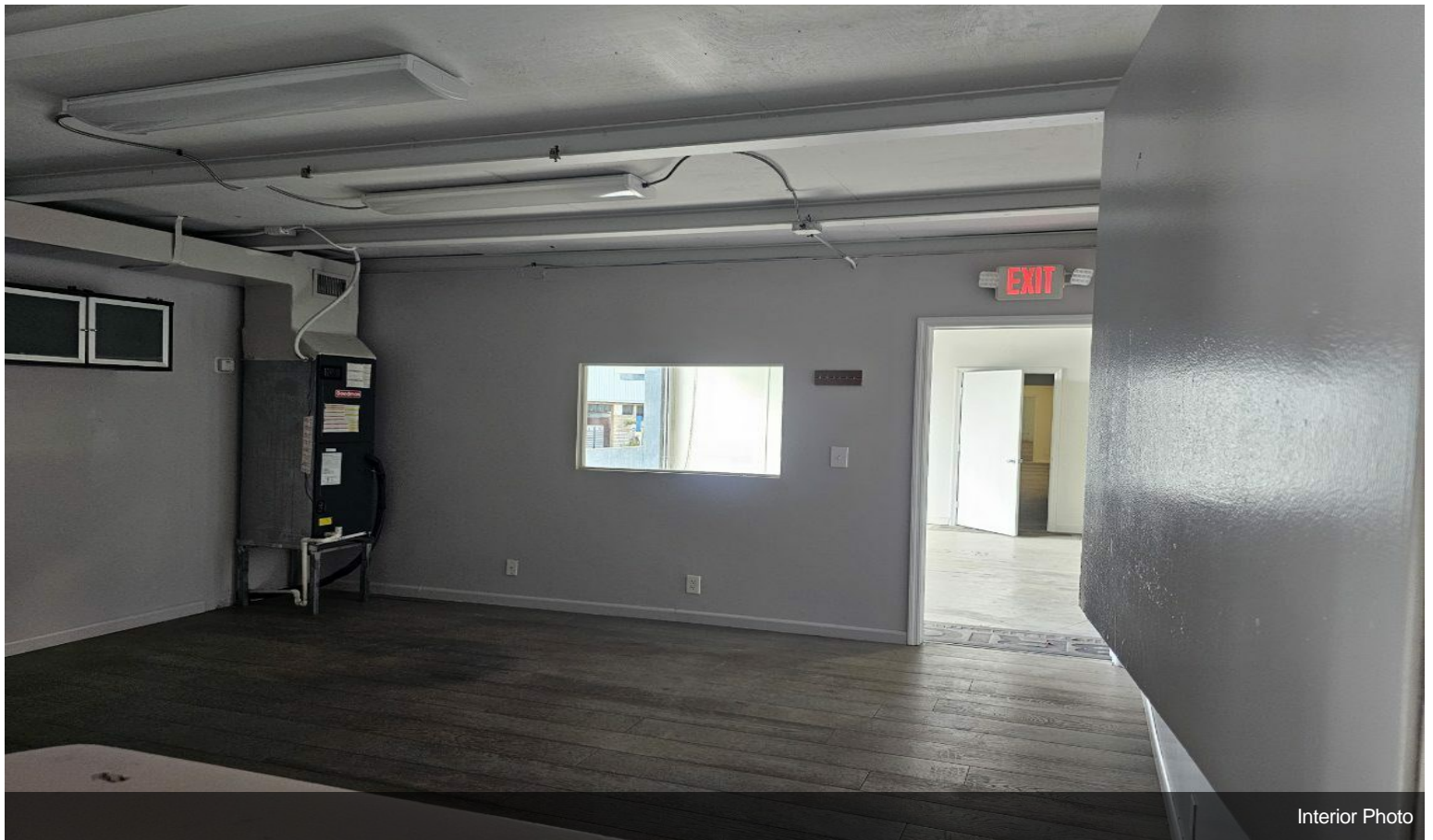


Interior Photo

Property Photos

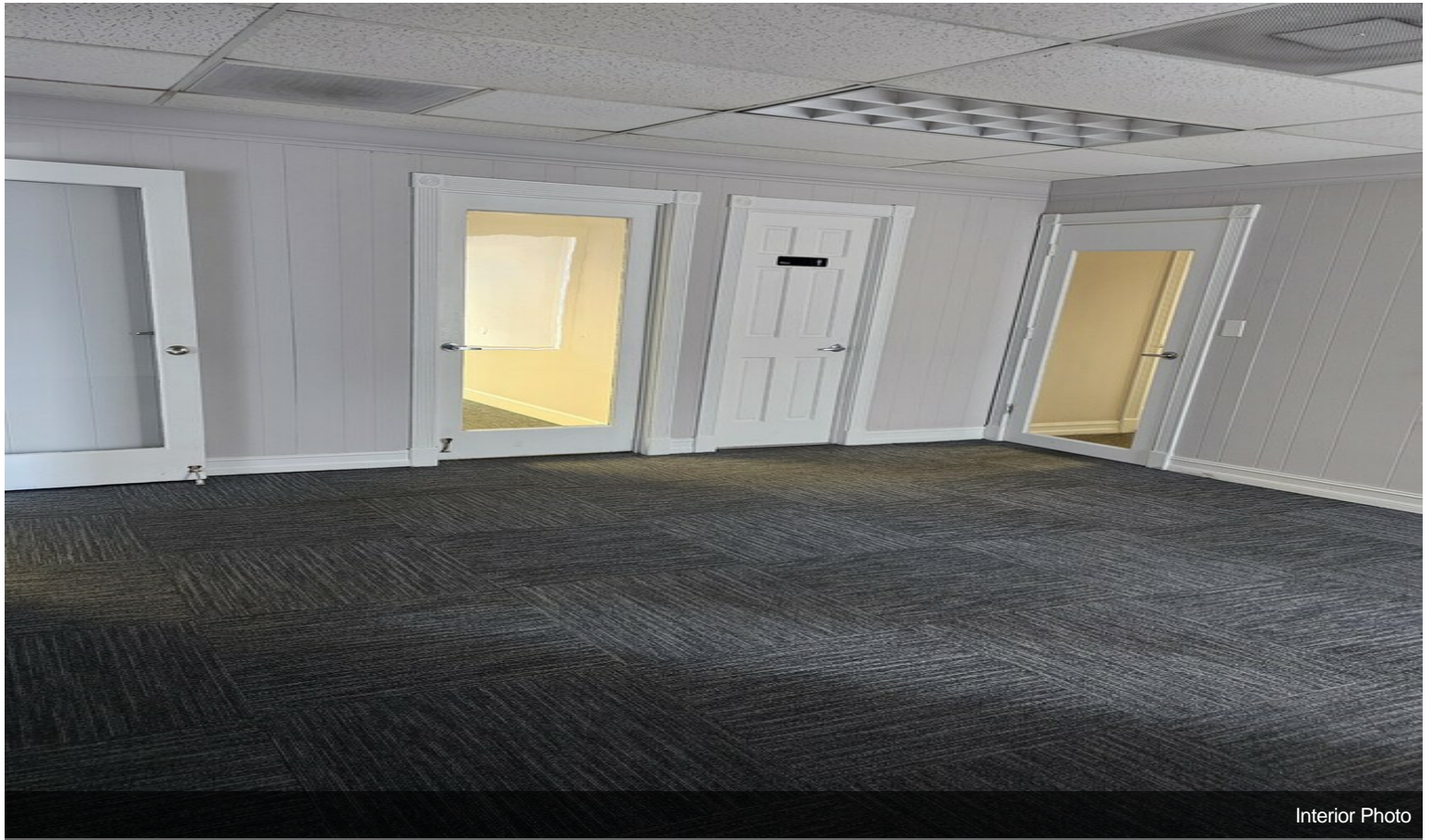


Interior Photo



Interior Photo

Property Photos



Interior Photo

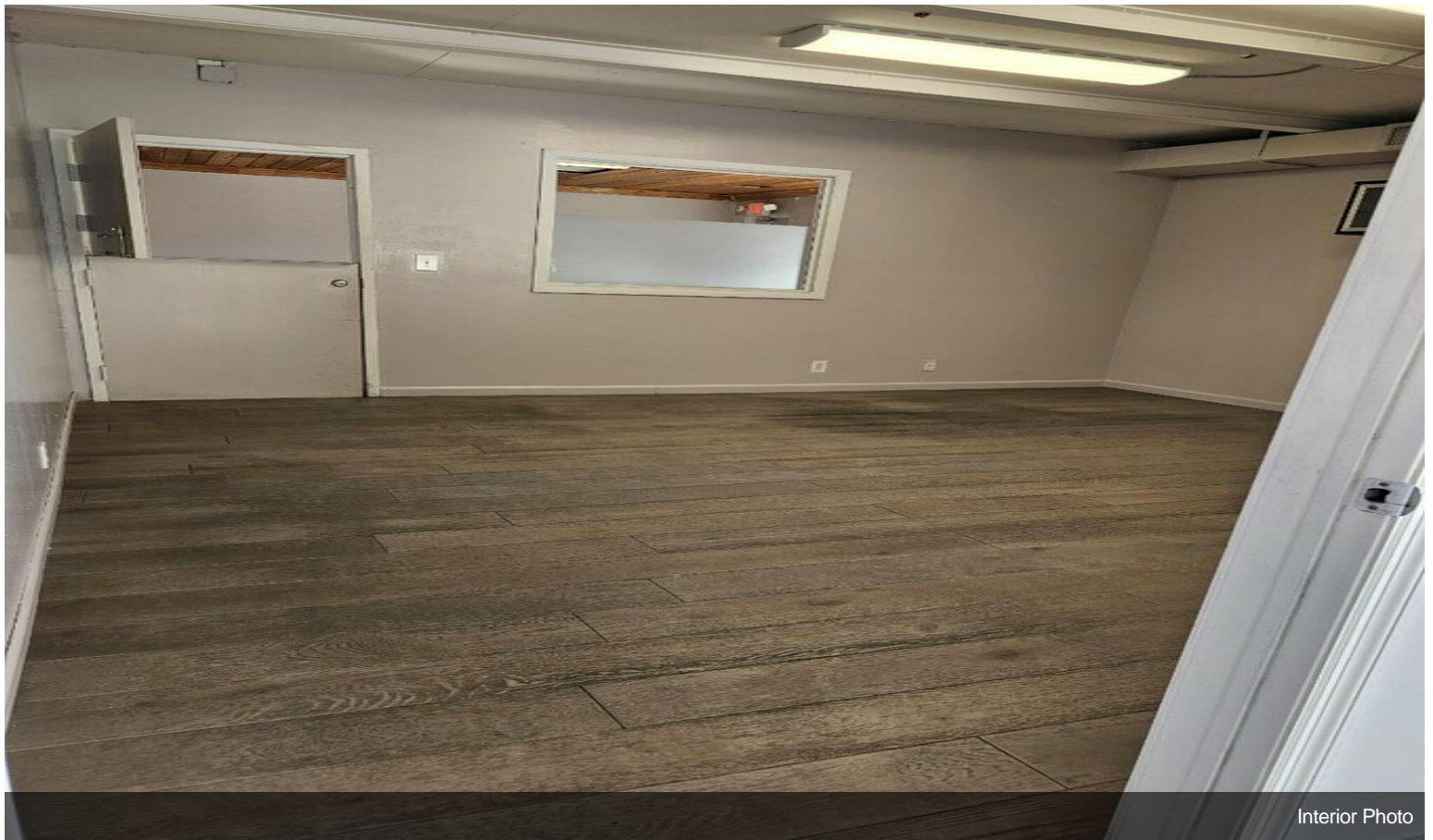


Interior Photo

Property Photos

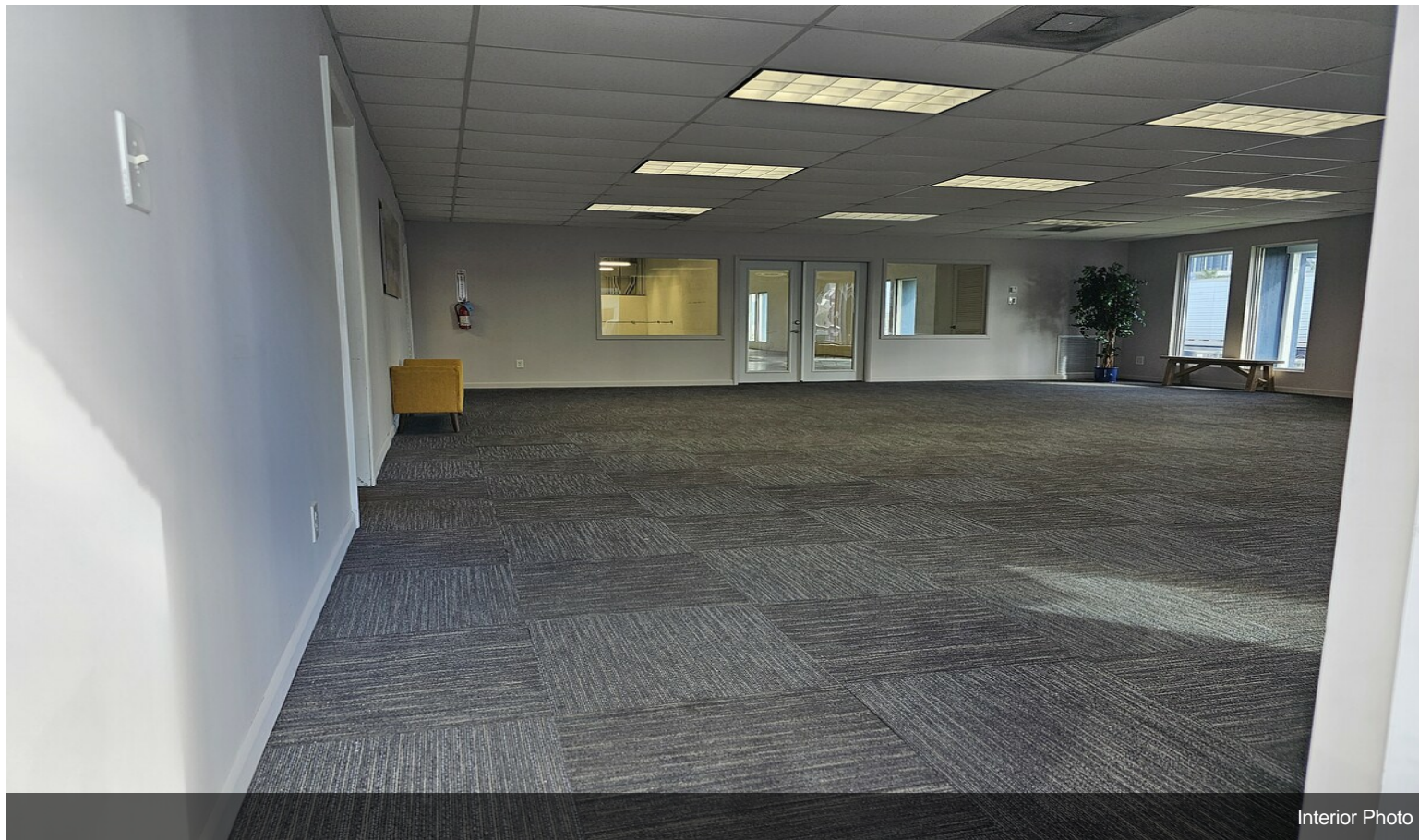


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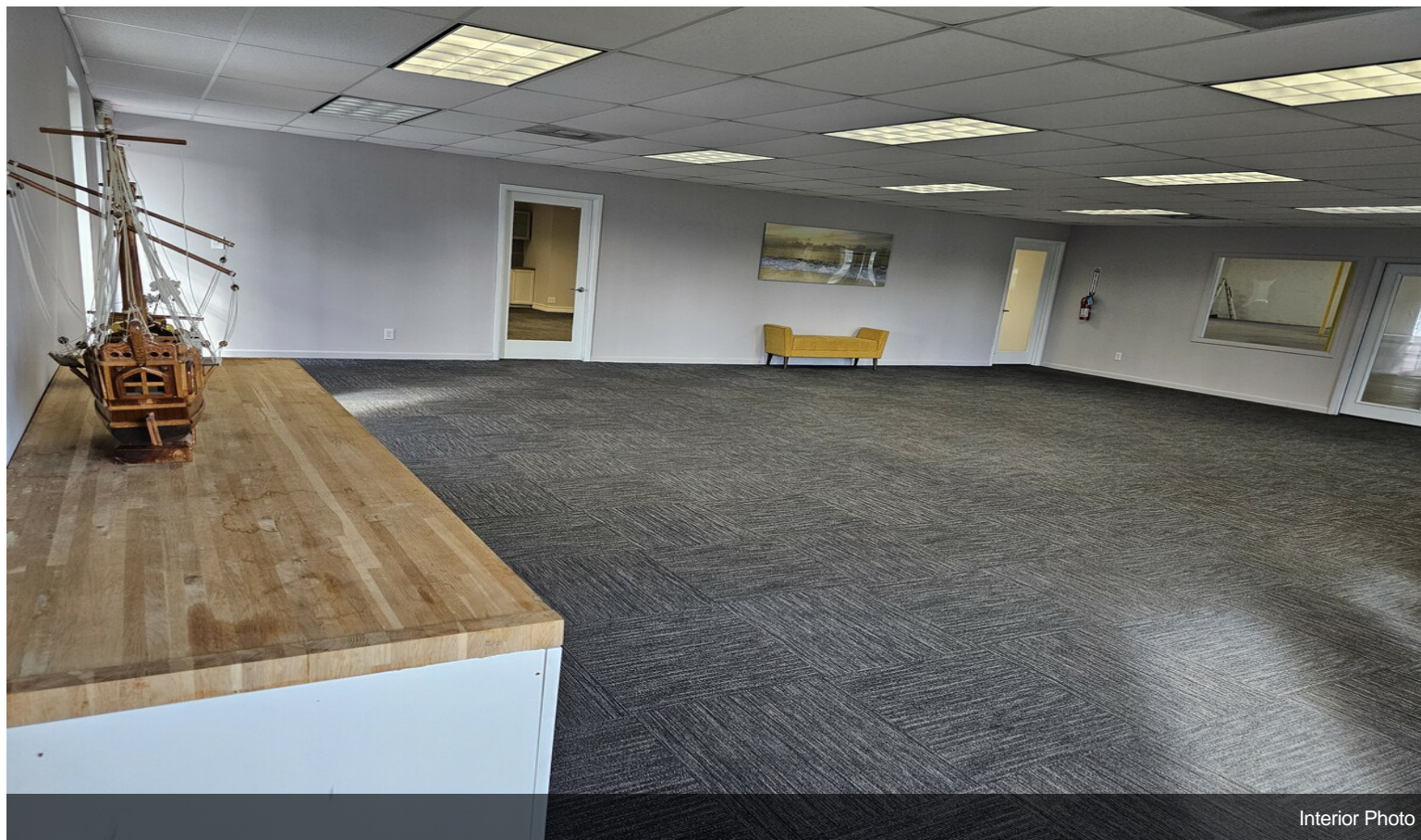


Interior Photo

Property Photos



Interior Photo

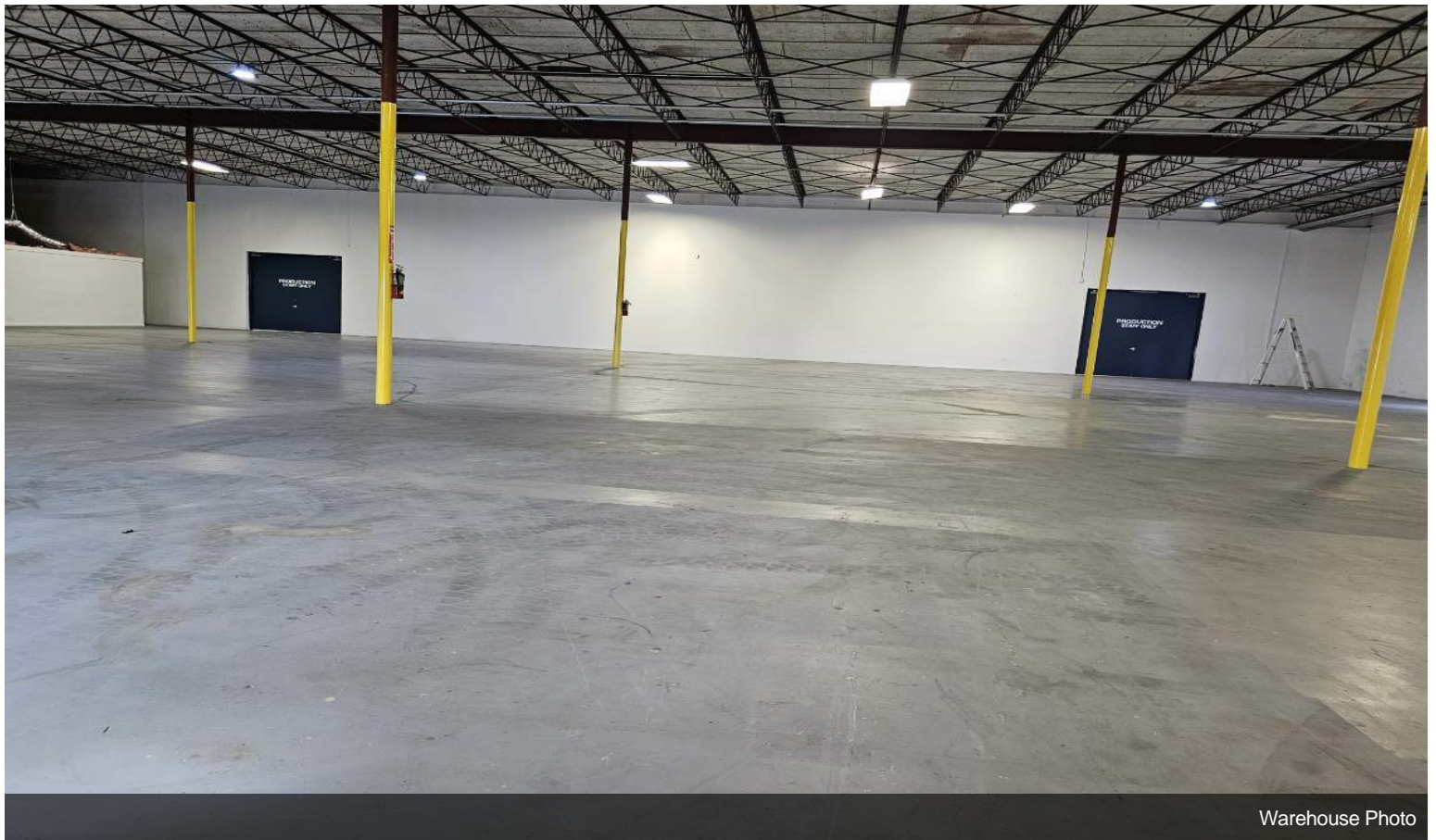


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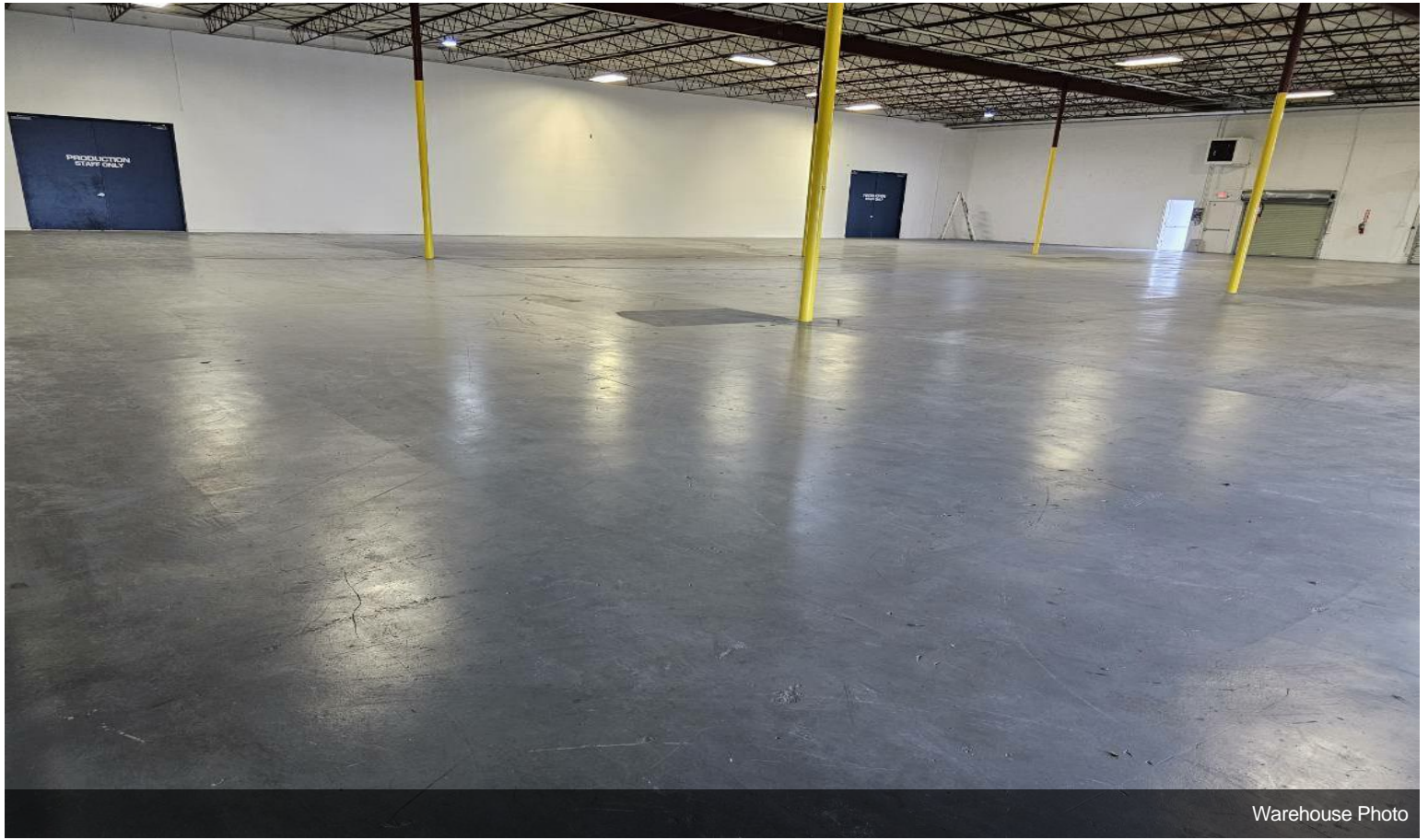


Open Office Space

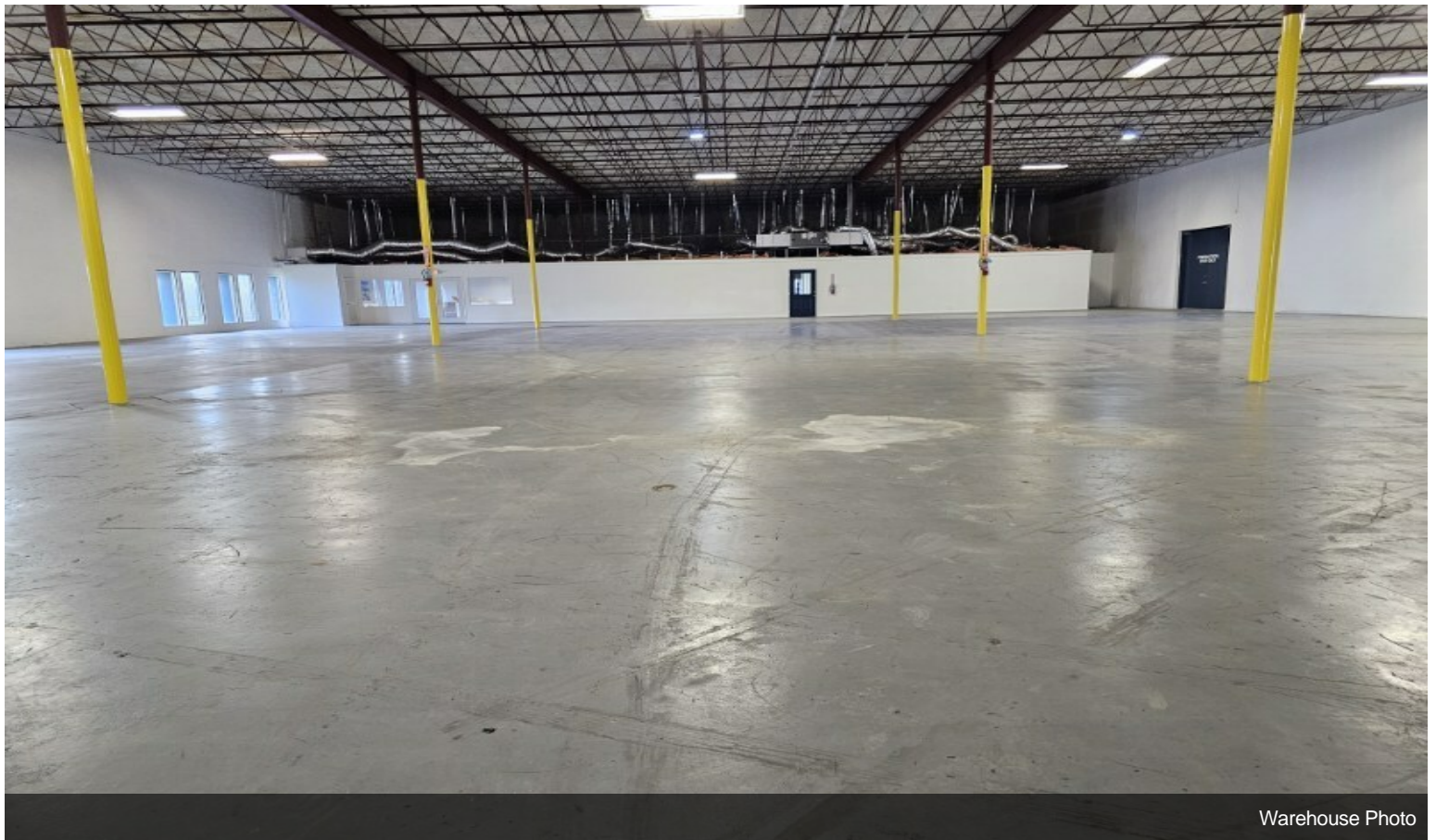


Warehouse Photo

Property Photos



Warehouse Photo

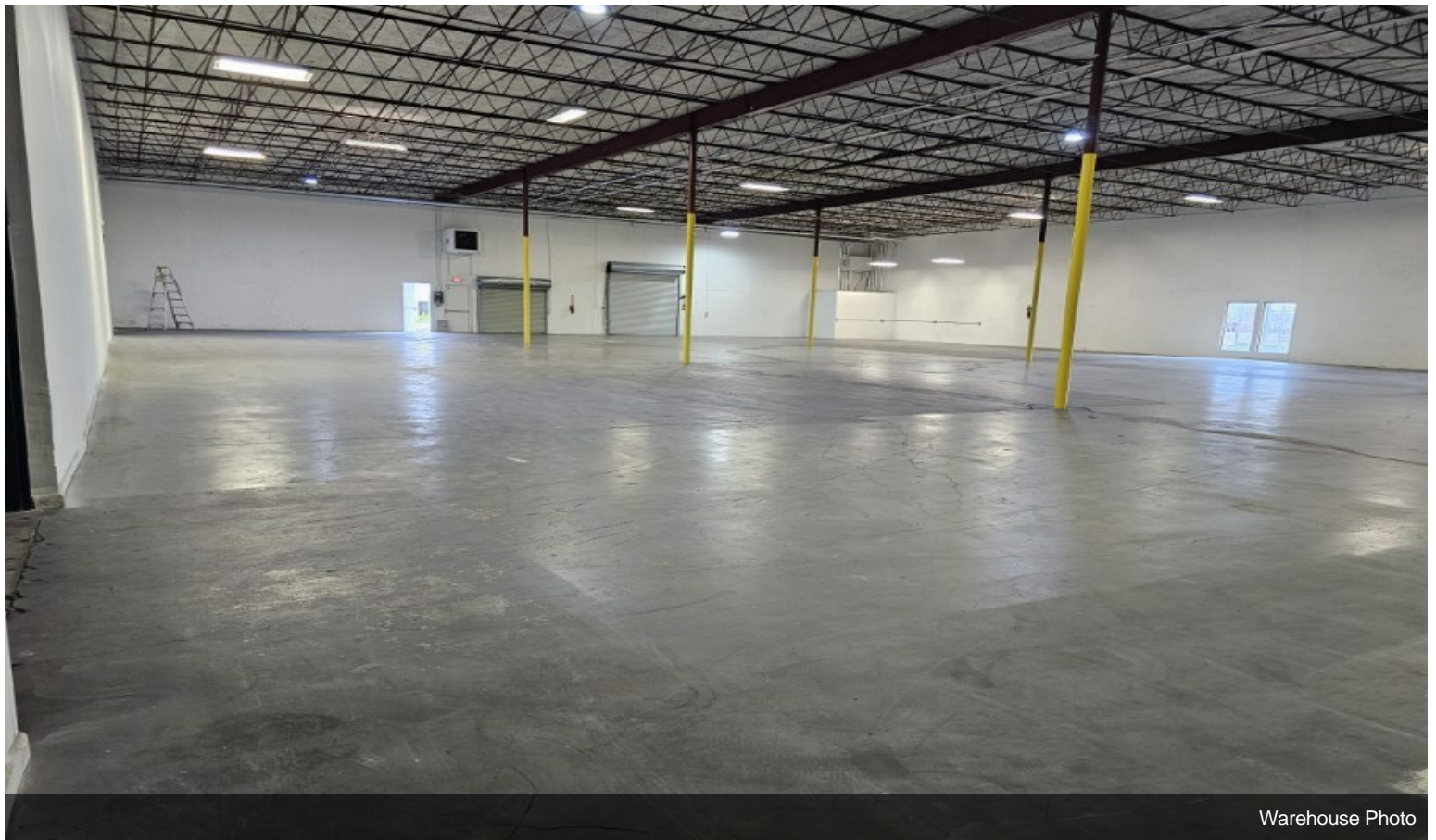


Warehouse Photo

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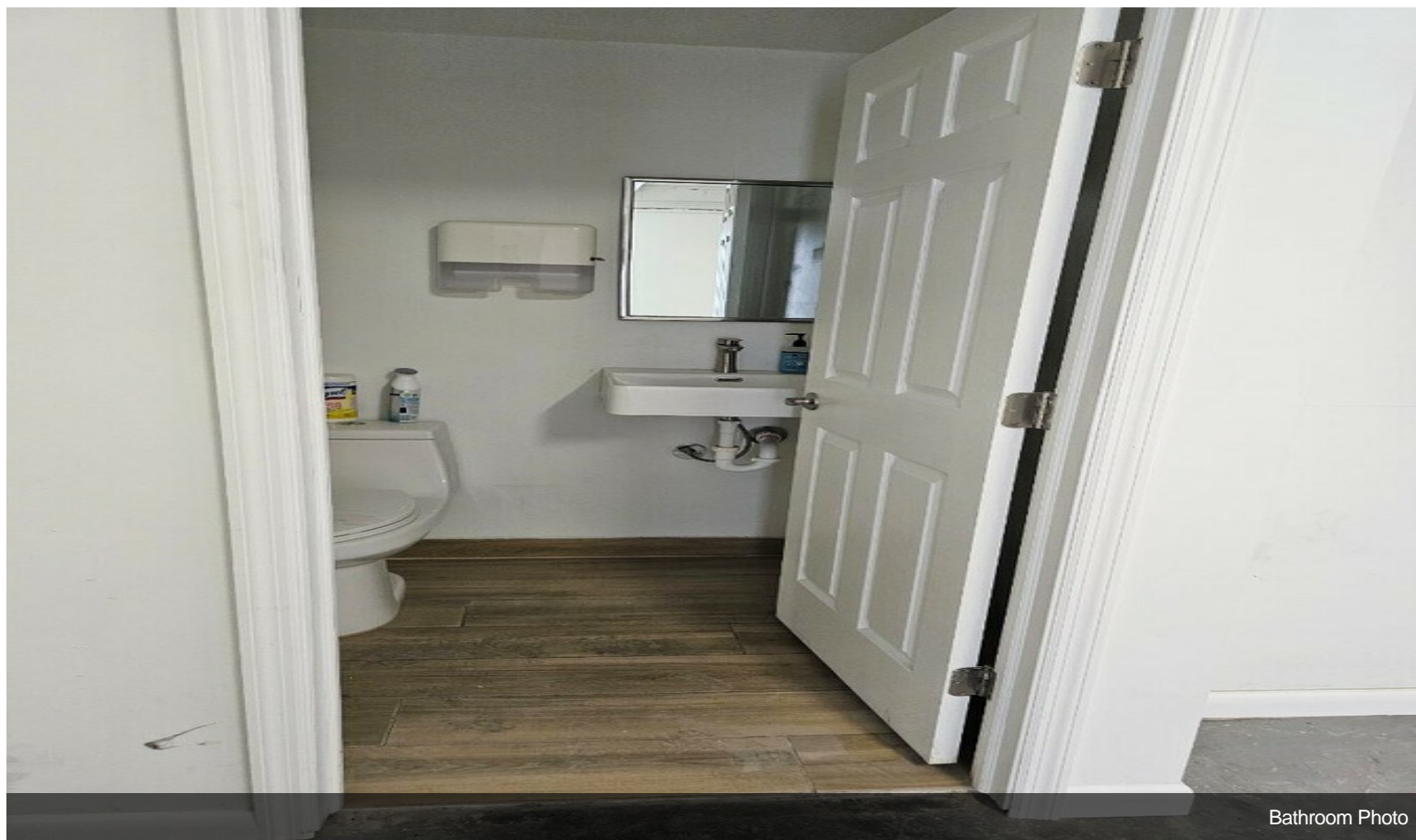


Warehouse Photo

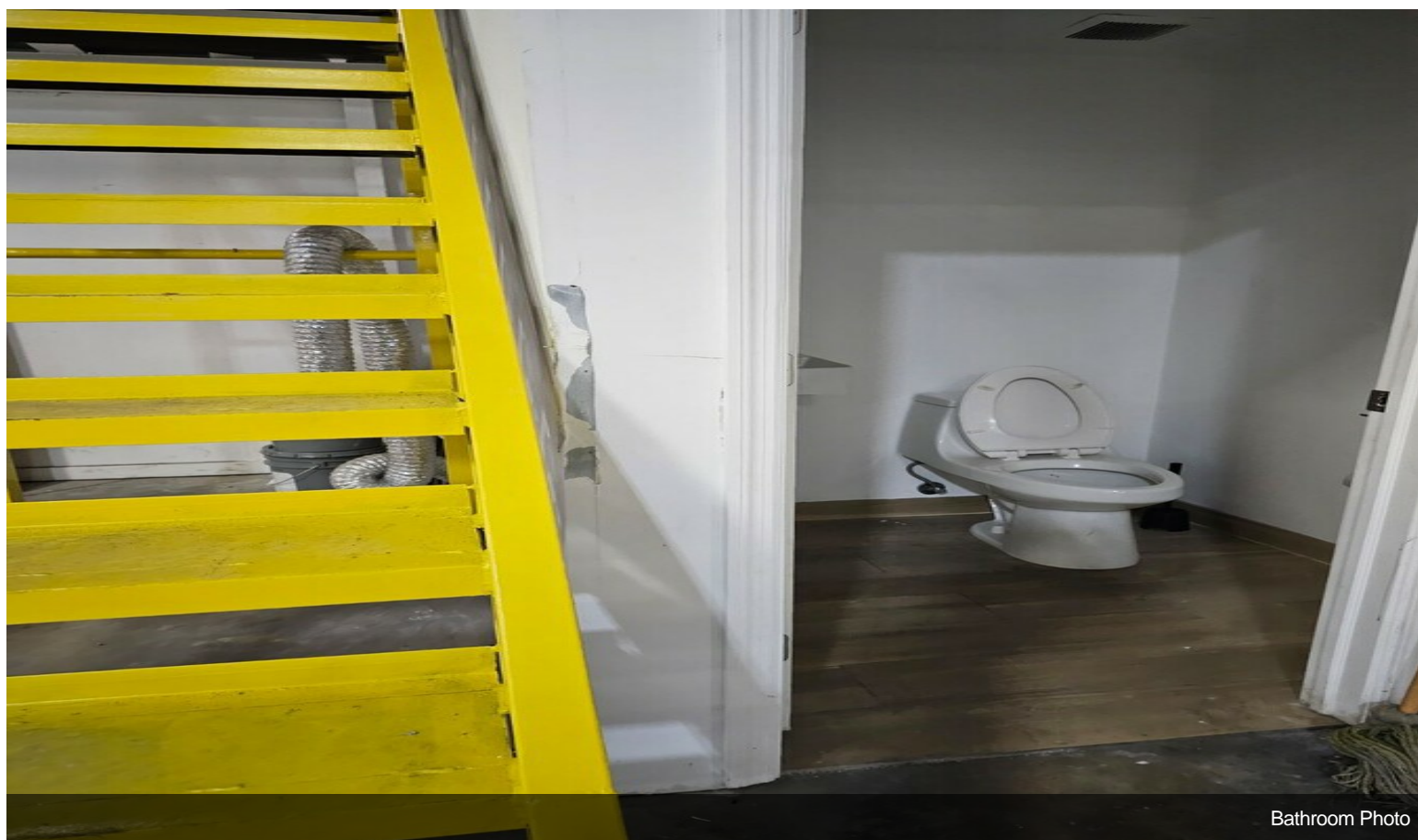


Warehouse Photo

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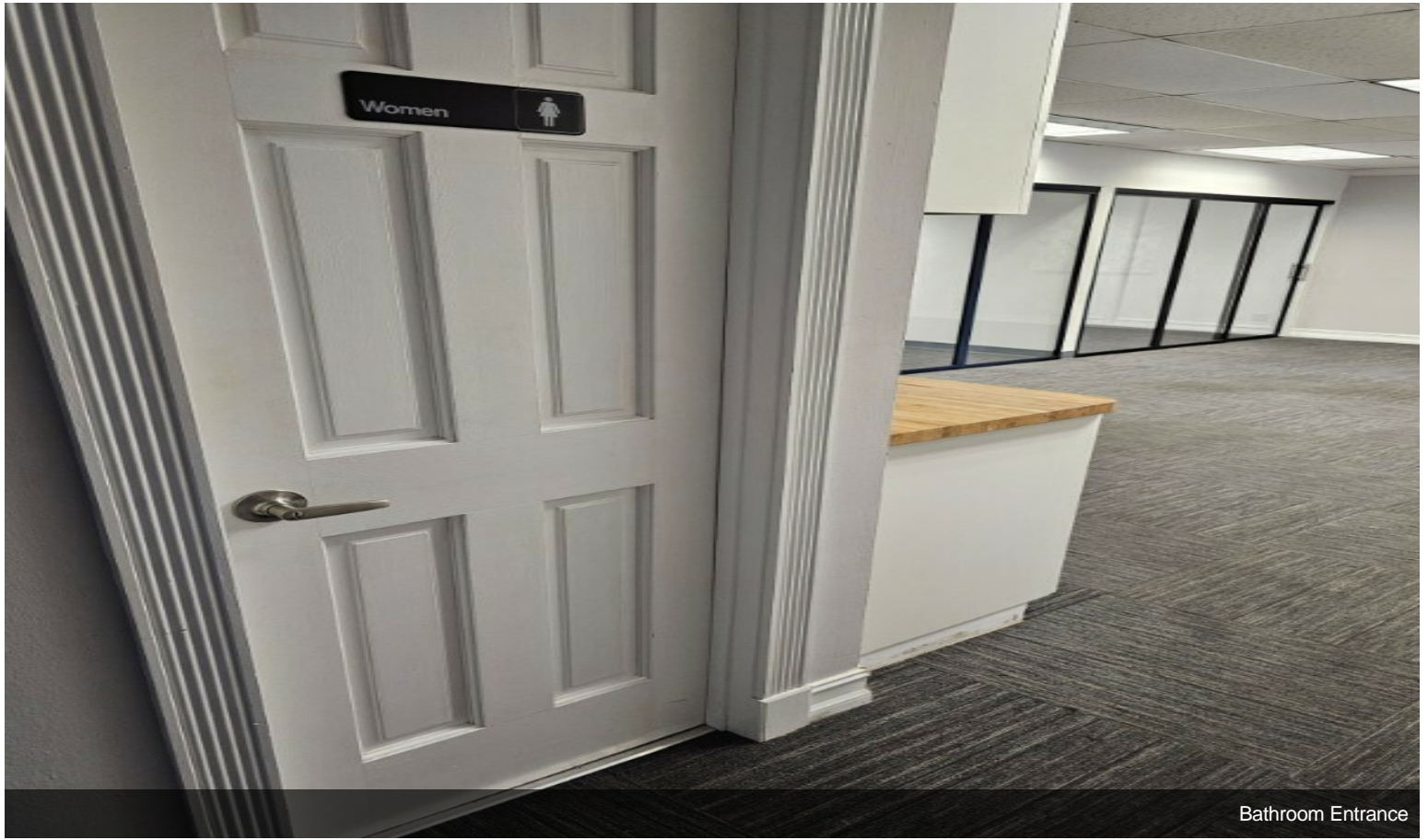


Bathroom Photo

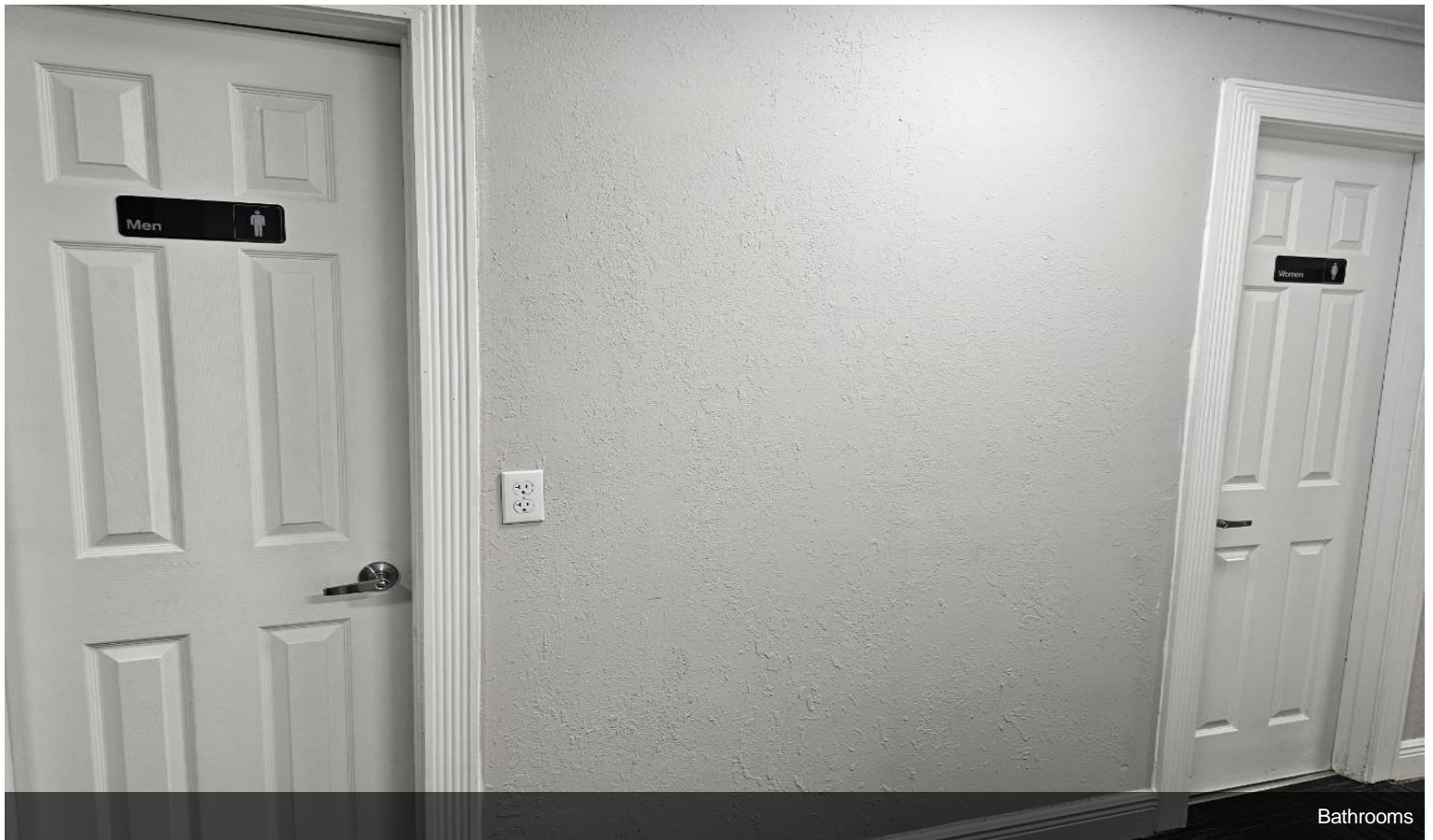


Bathroom Photo

Property Photos



Bathroom Entrance



Bathrooms

Property Photos



Warehouse Photo



Interior Photo

Property Photos



Closet

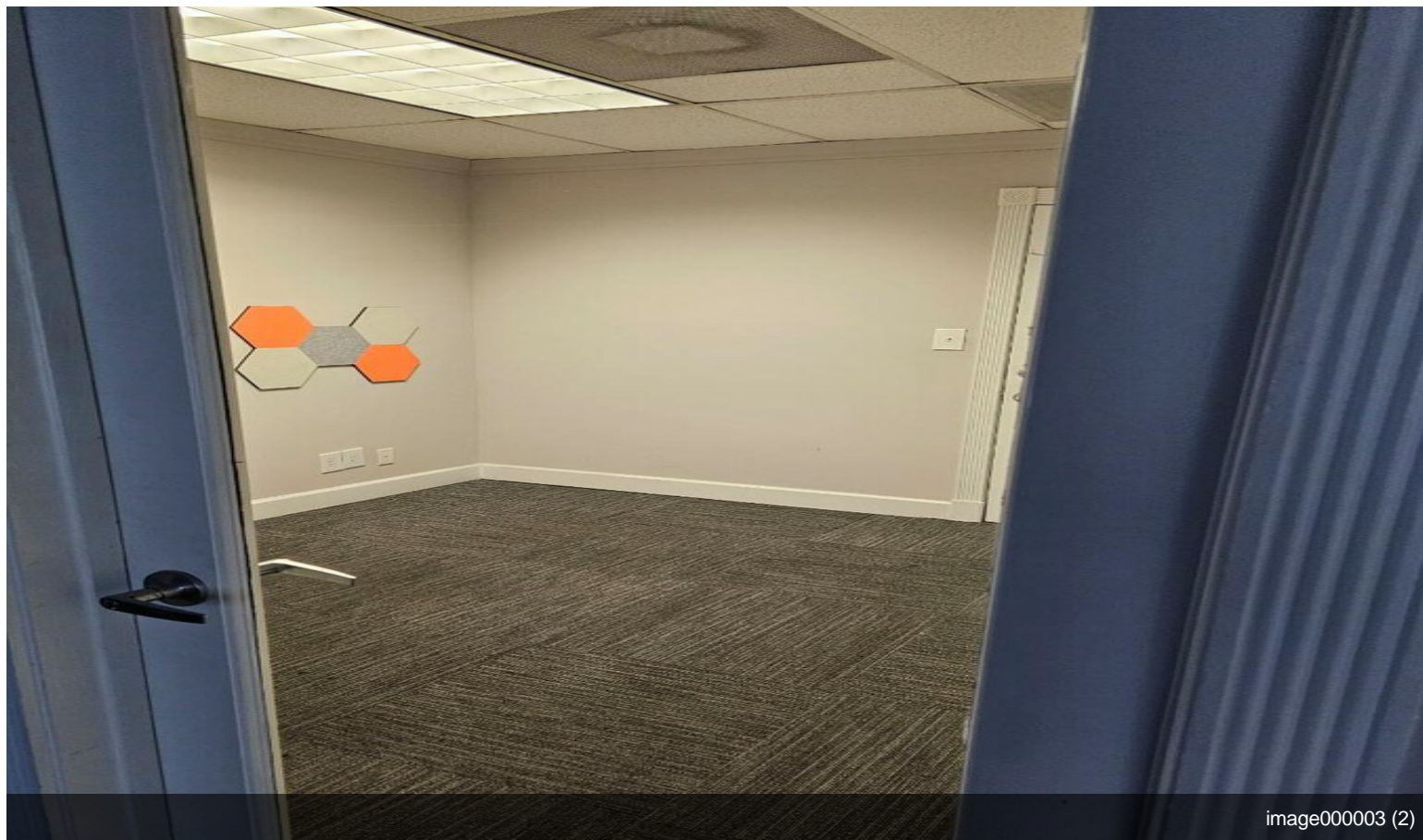
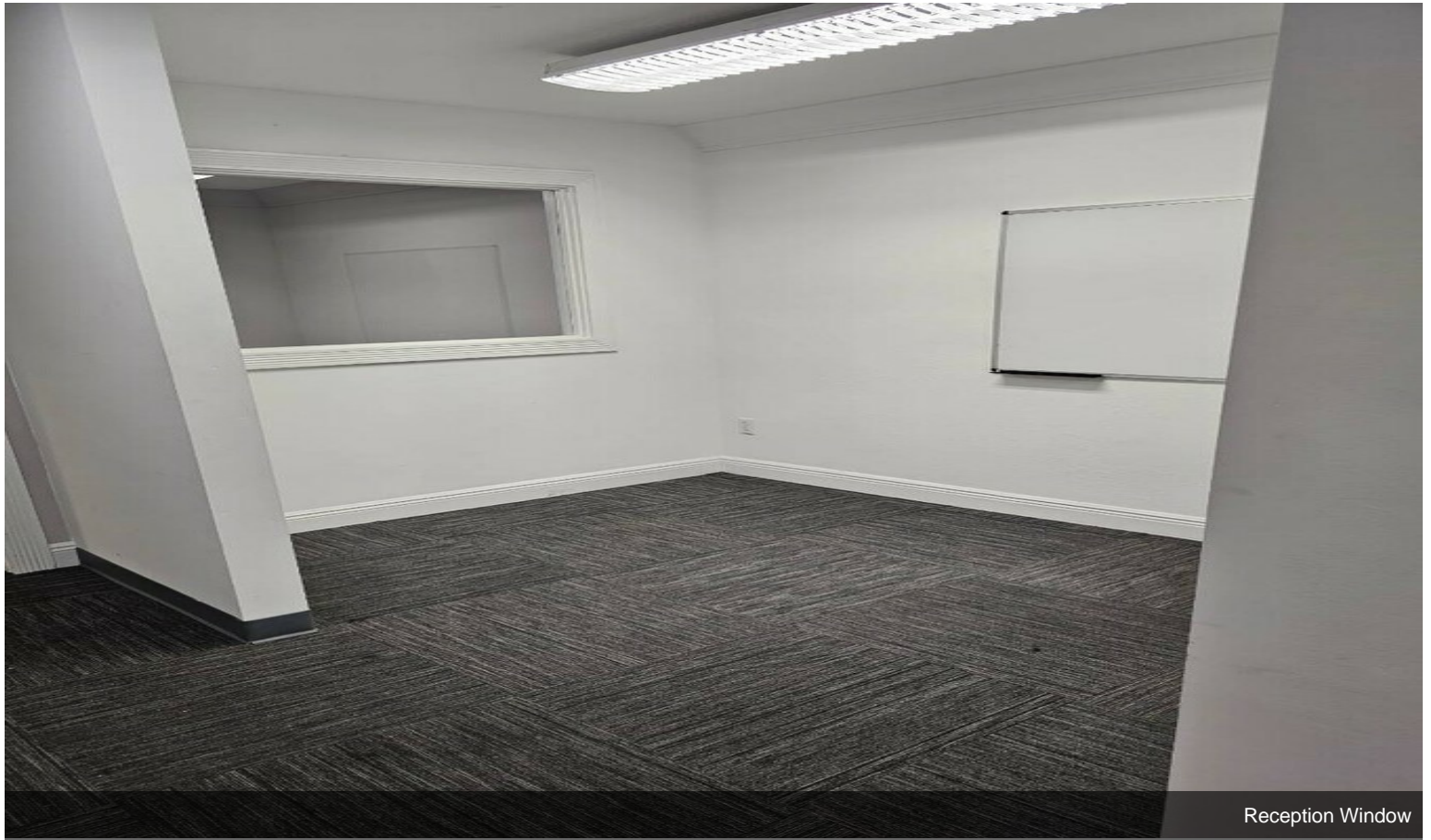


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Property Photos

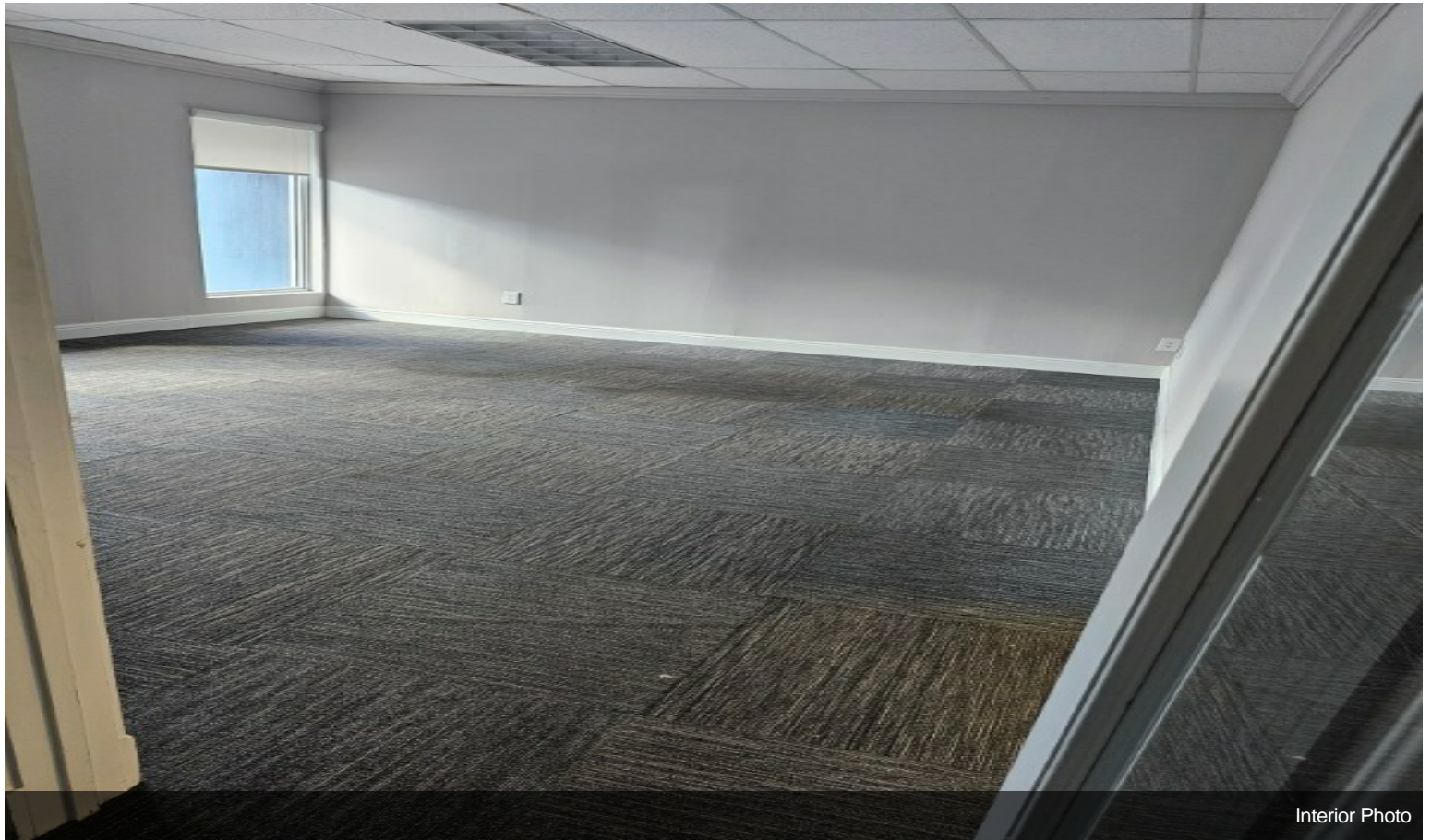


Reception Window

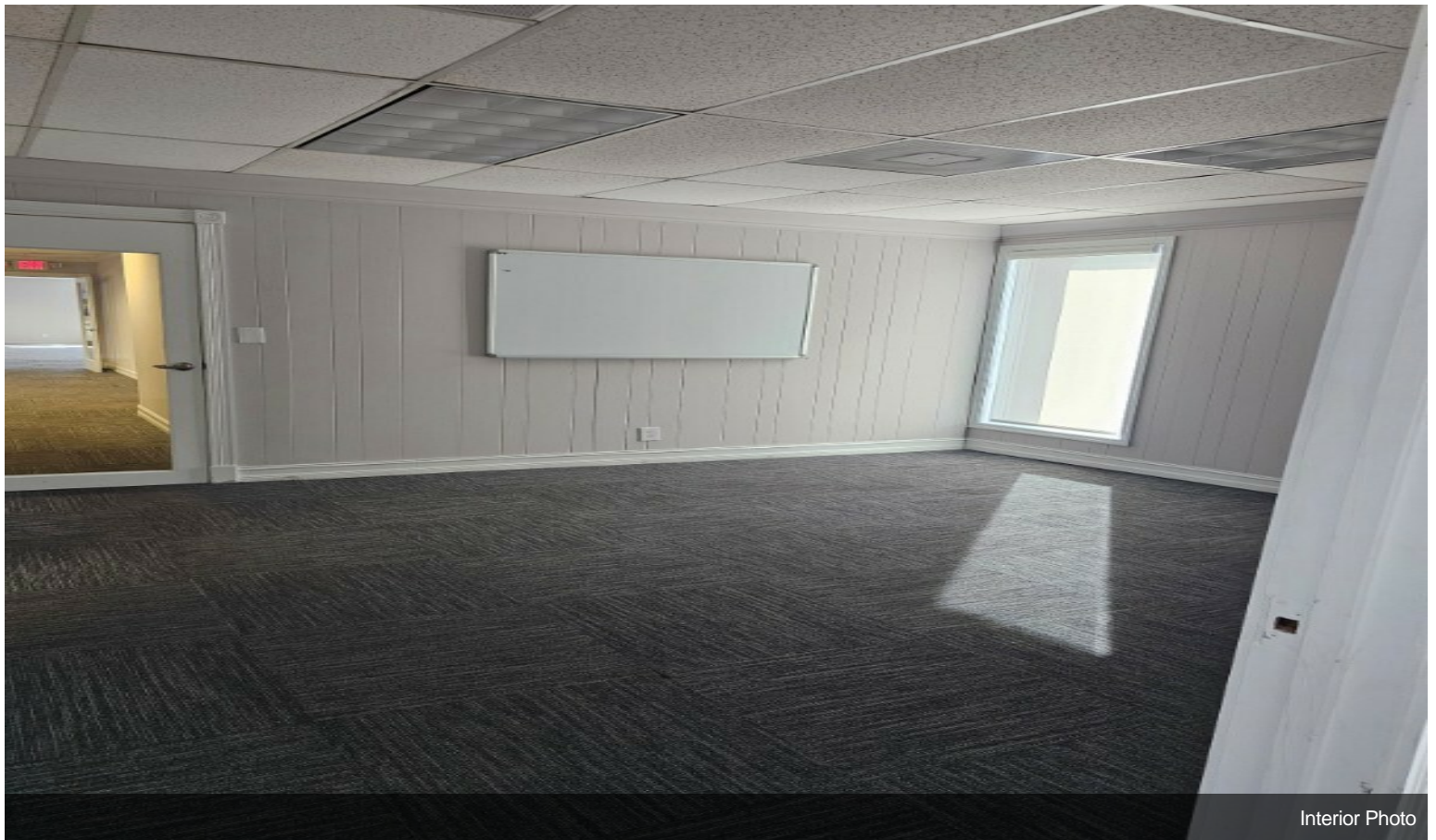


Interior Photo

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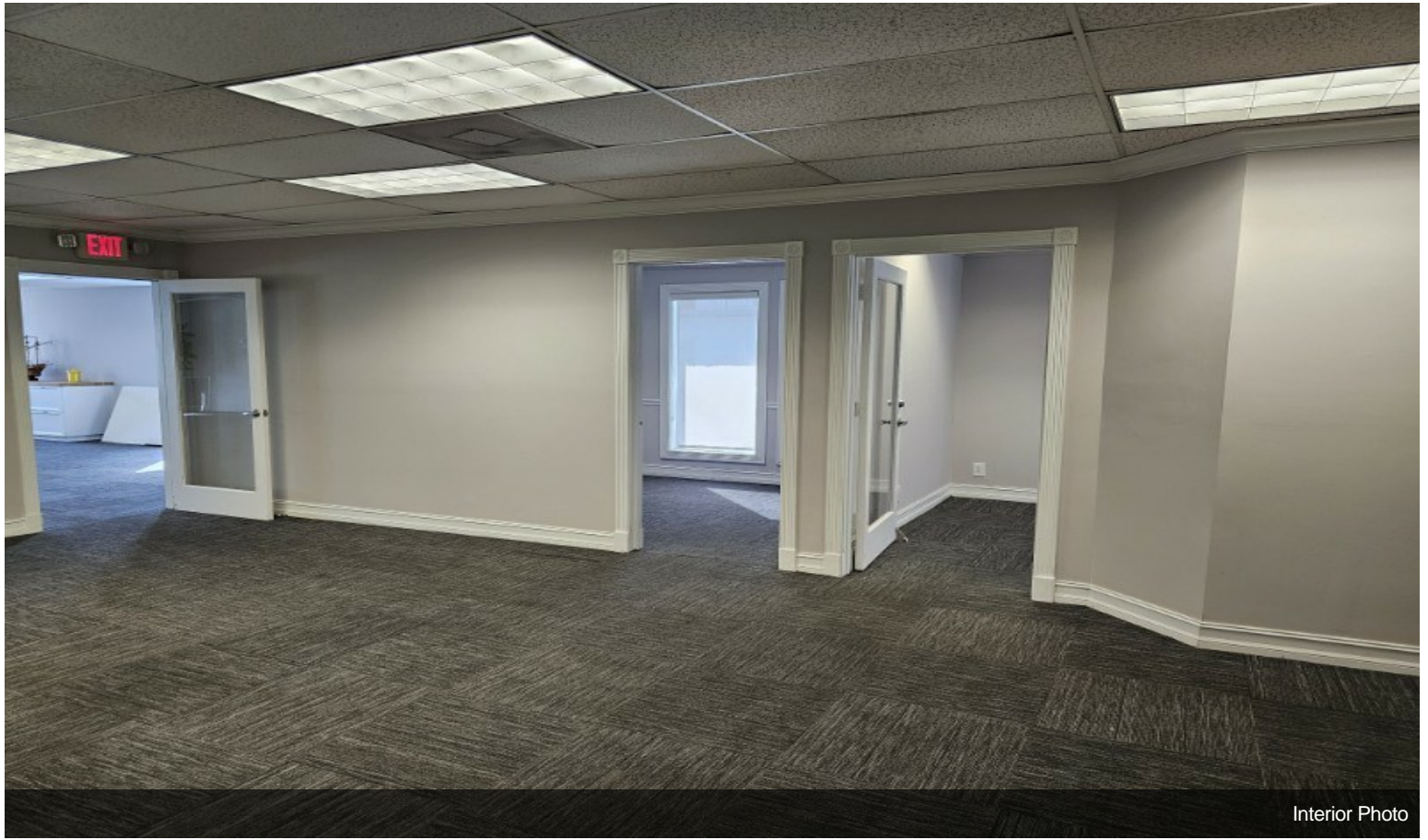


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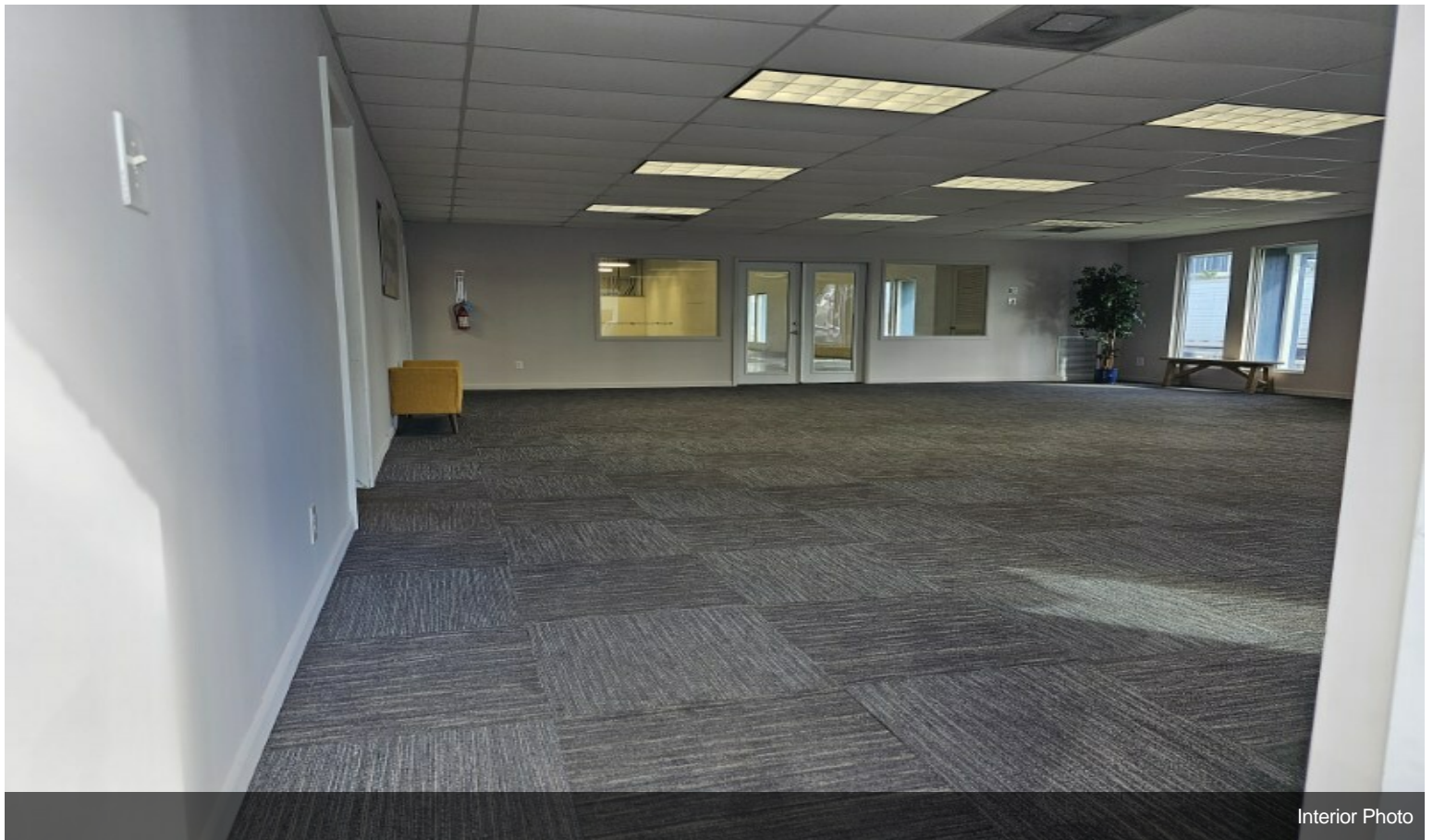


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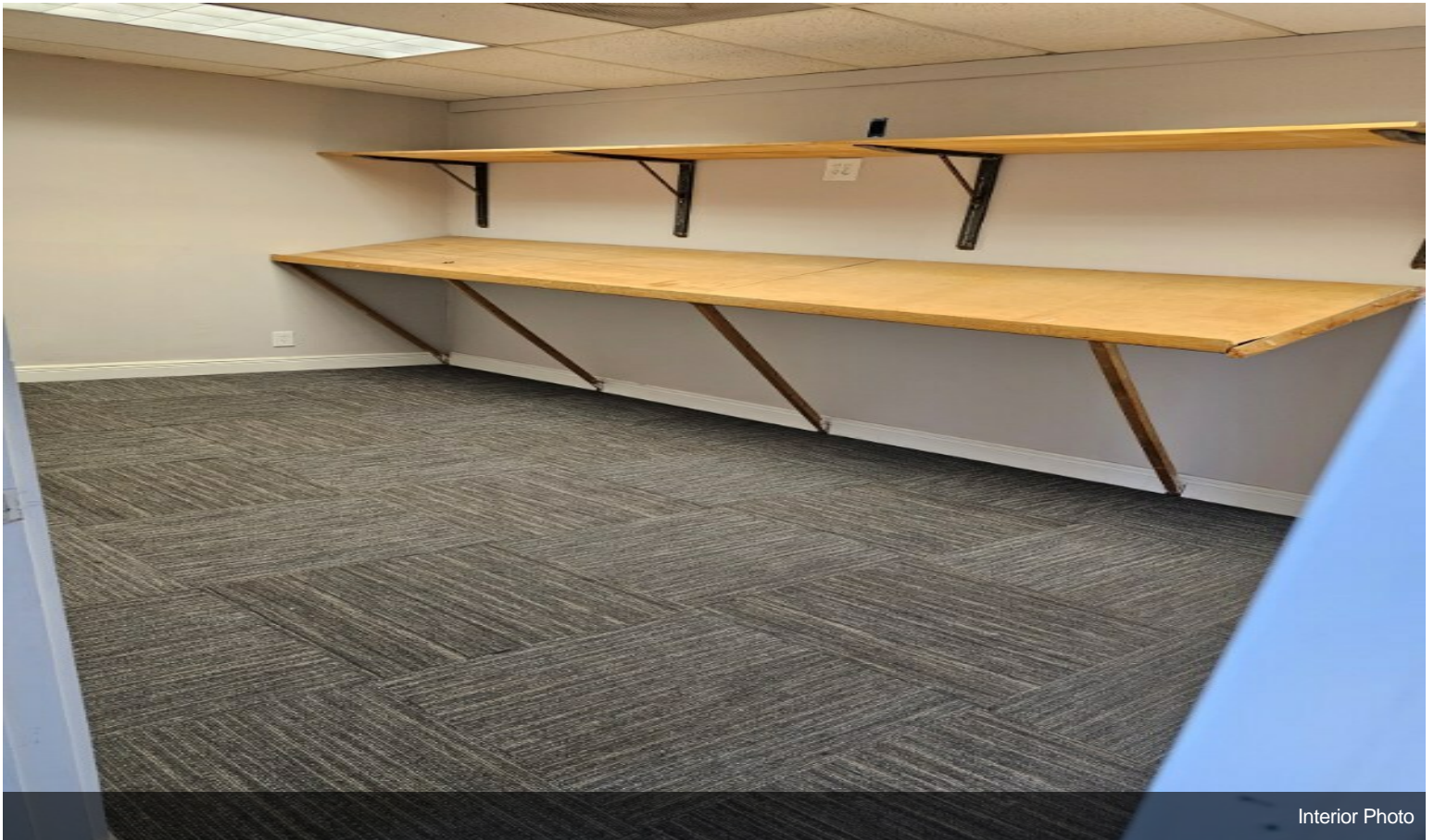


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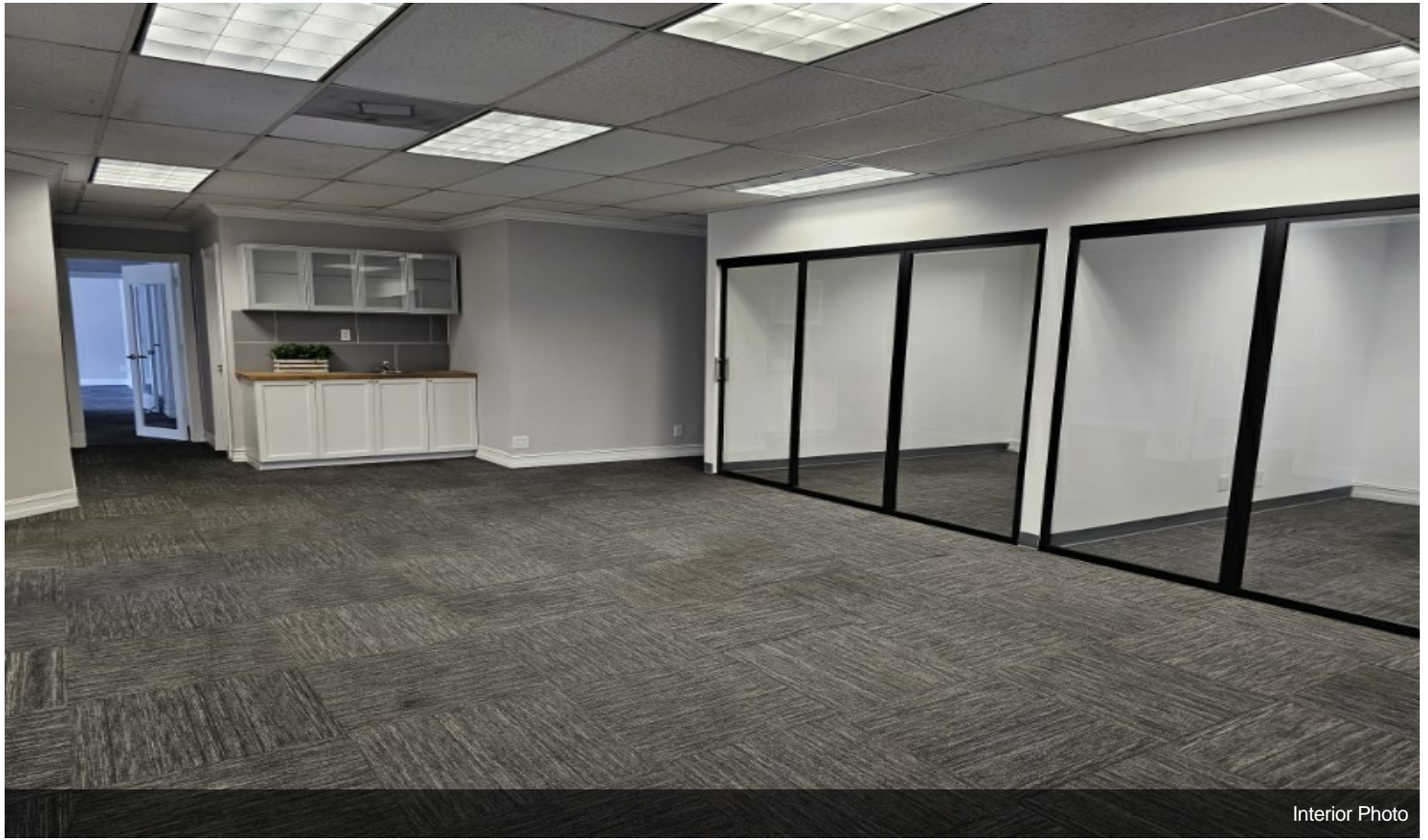


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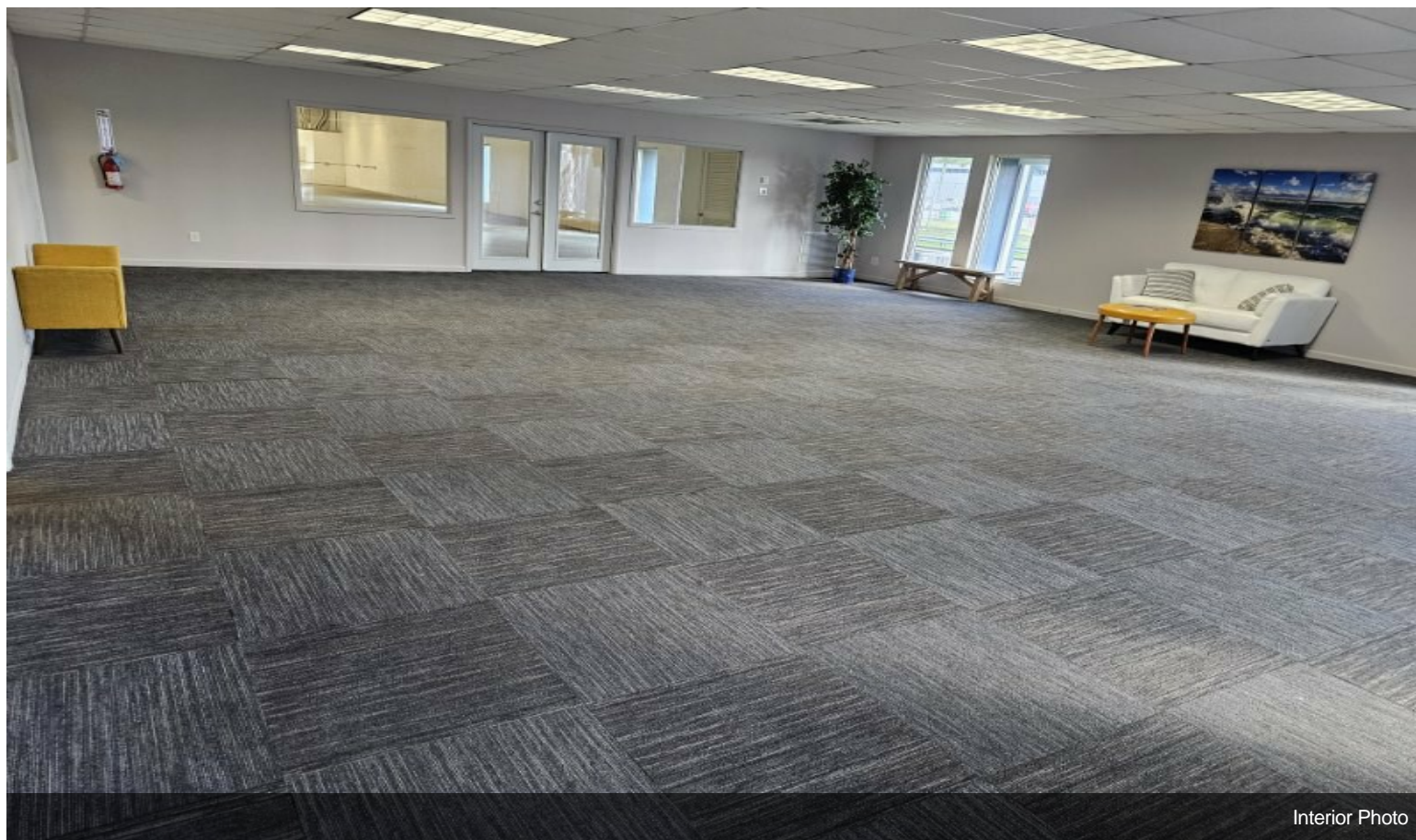


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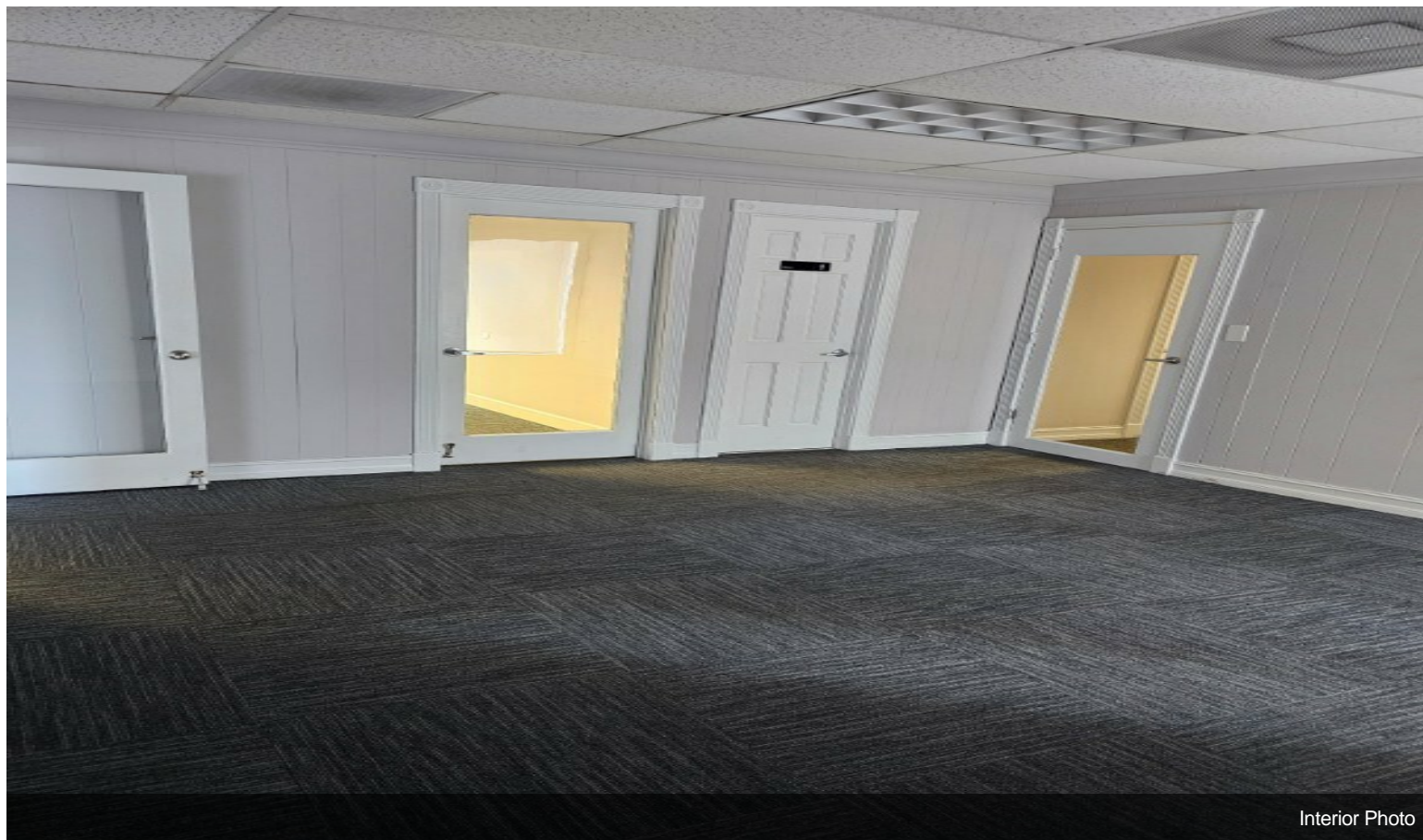


Interior Photo

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