

## PROPERTY DETAILS

- Unit 202-205: 23,541 SF
- Base Rent From \$19.00 PSF
- Est. 2025 CAM \$6.75 PSF
- 10% office
- 4 dock high doors
- 5 grade level door
- 24' clear ceiling height
- Available January 2026
- Zoning: IL - Light Industrial (City of Lauderdale)
- Parking Ratio: 1.84/1,000 SF
- Strategically located just east of US441 between the Fla. Tnpk. and I-95 providing easy access to all of south Florida.

## ABOUT PROPERTY



### PRICE

\$19.00 SF/yr (NNN)



### YEAR BUILT

1987



### AVAILABLE SF

23,541 SF



### PARKING

1.84/1,000 SF



### LOCATION

Fort Lauderdale

For more information:

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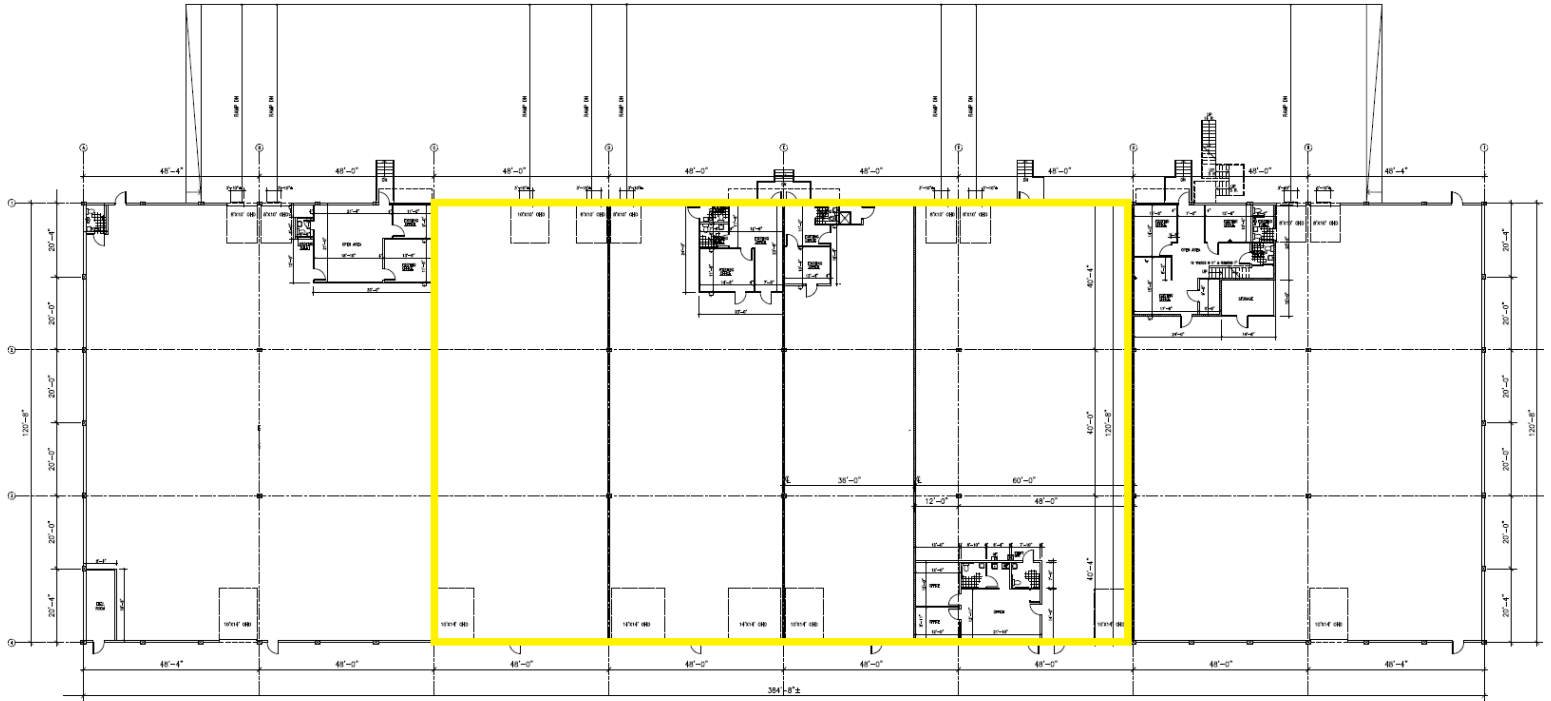
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



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