



PROPERTY HIGHLIGHTS

- Available SF: Bay 3351 is 18,129 +/- SF
- Lease Rate: Upon request
- 2024 Estimated OPEX: \$3.81 psf
- Bay 3351 has three (3) docks and three (3) grade level loading doors
- Space has approx. 800 SF of office space
- Grade level doors are 10'0" wide by 14'0" tall and dock level doors are 10'0" wide by 12'0" tall
- Ceiling height is 20' clear
- The bay has 3 Phase Power
- One of a kind location with excellent access to I-95, I-595, Florida Turnpike, Fort Lauderdale Hollywood International Airport and Port Everglades.

For more information: Jonathan Thiel 954.652.2020 | Jthiel@Bergercommercial.Com bergercommercial.com

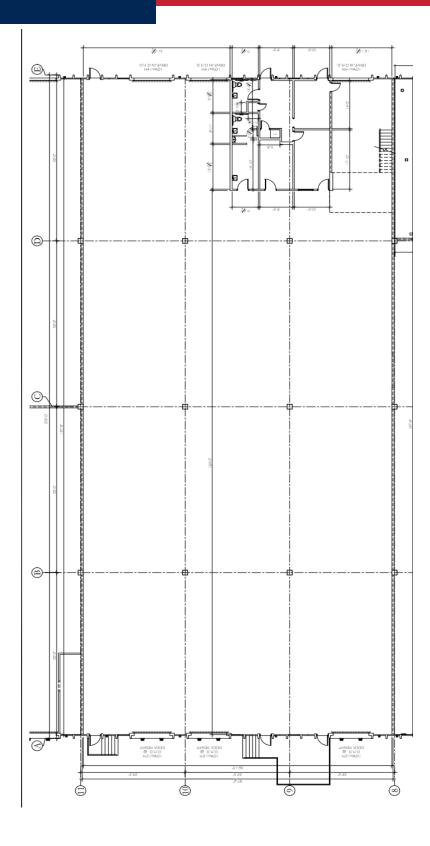
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Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

SCHAEFER INDUSTRIAL PARK

SUITE 3351 - FLOOR PLAN



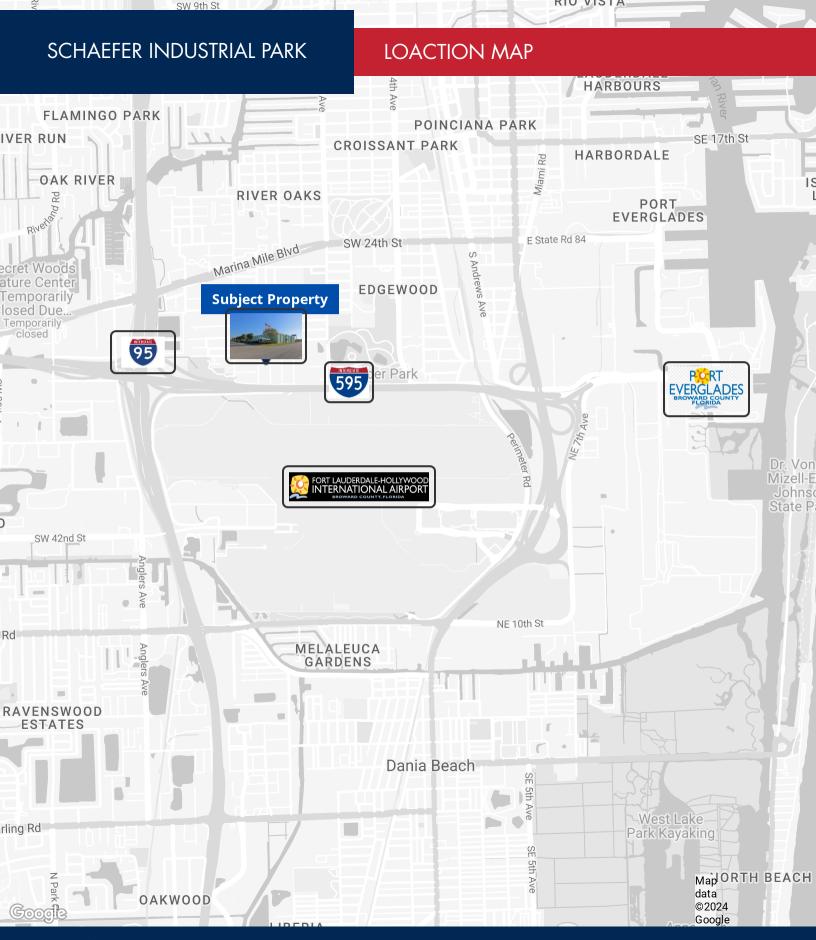
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