

LIGHT INDUSTRIAL / FLEX SPACE FOR LEASE

ELEVATE BROWARD

3435-3699 NW 19TH ST., LAUDERDALE LAKES, FL 33311
 1814-1896 NW 38TH AVE LAUDERHILL, FL 33311

AVAILABLE

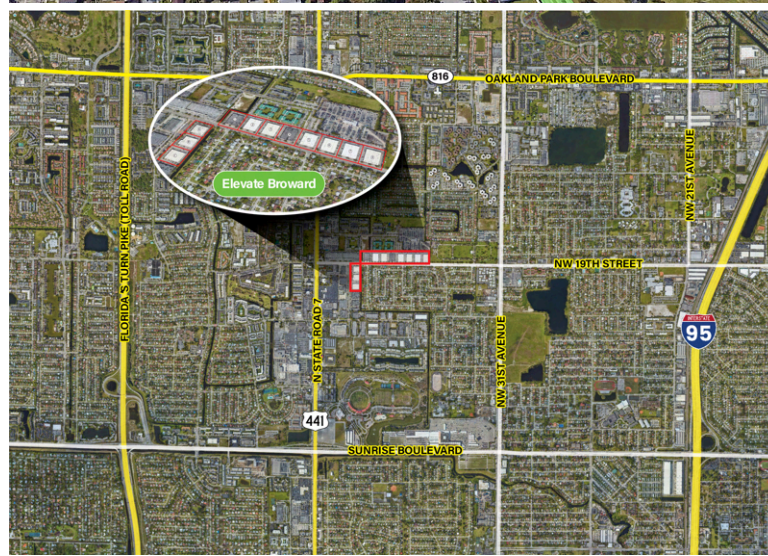
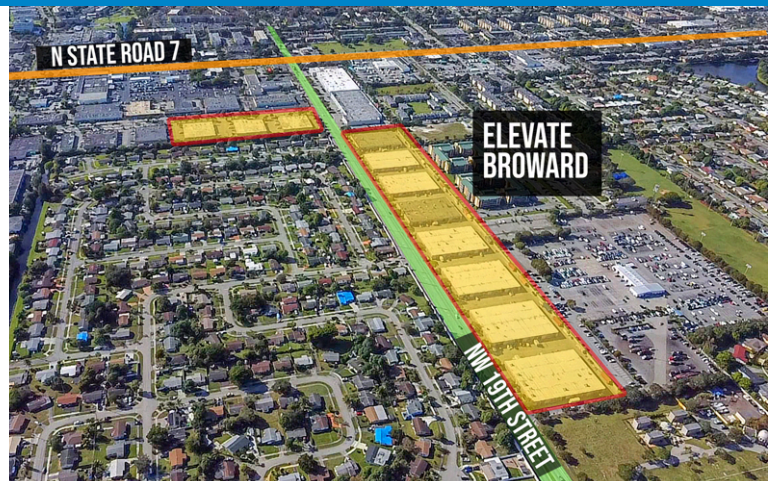
750-10,400 SF



ULTRA URBAN WAREHOUSE PARK IN THE HEART OF CENTRAL BROWARD

PROPERTY HIGHLIGHTS

- WAREHOUSES AVAILABLE FROM 750 TO 10,000 SQ. FT. +/-
- 357,000 RENTABLE SQUARE FEET
- 11 BUILDINGS ON 20 ACRES +/-
- THREE-PHASE POWER IN SELECT UNITS
- 16' TO 18' CLEAR CEILING HEIGHTS
- 12' X 14' GRADE LEVEL DOORS
- AIR CONDITIONED UNITS AVAILABLE
- THIS INDUSTRIAL PARK IS HOME TO SMALL, MID-SIZED, & NATIONAL COMPANIES
- 24-7 ACCESS
- PERFECTLY SITUATED FOR E-COMMERCE, LOGISTICS, & SHIPPING, TRADESMAN, CONTRACTORS, & CREATIVE USERS ARE WELCOME
- ON-SITE PROPERTY MANAGEMENT OFFICE



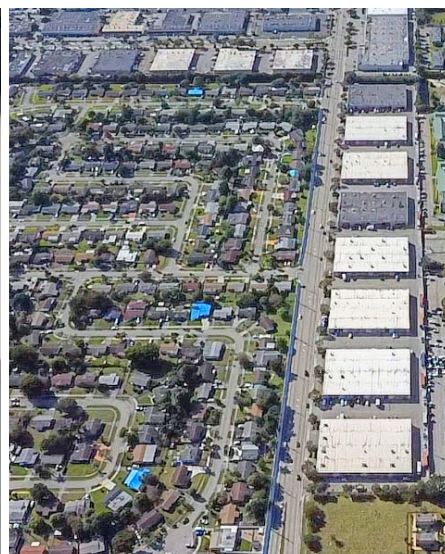
**LAST MILE WAREHOUSING
IN FORT LAUDERDALE**



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FLOOR PLANS](#)

AVAILABLE SPACES | 1814-1896 NW 38TH AVE
AVAILABLE SPACES | 3645-3647 NW 19TH ST

MAIN ADDRESS - 3435 - 3699 NW 19TH ST LAUDERDALE LAKES, FL 33311				
LAUDERDALE LAKES #1-8				
BUILDING #	ADDRESS	SQFT	PRICING	UNIT FEATURES
1	3679 NW 19TH ST	3,000	\$21 MG	3-PHASE 90% WAREHOUSE/ 10% AC OFFICE
1	3689 NW 19TH ST	3,000	\$21 MG	3-PHASE 90% WAREHOUSE/ 10% AC OFFICE
2	3663 NW 19TH ST	3,000	\$20 MG	90% WAREHOUSE - 10% AC OFFICE
3	3603 NW 19TH ST	3,000	\$18 MG	100% WAREHOUSE
4	3585 - 3589 NW 19TH ST	5,000	\$21 MG	3-PHASE, 4400 AMPS 90% WAREHOUSE / 10% AC OFFICE
5	3535 NW 19TH ST	10,000	\$21 MG	AIR CONDITIONING - SPRINKLERED, WILL BUILD CUSTOM OFFICE
6	3505 NW 19TH ST	2,000	\$22 MG	93% WAREHOUSE - 7% A/C OFFICE
8	3445-3449 NW 19TH ST	5,800	\$19 MG	90% WAREHOUSE - SMALL A/C OFFICE
1814-1896 NW 38th AVE LAUDERHIL, FL 33311				
LAUDERHILL 38TH AVENUE				
BUILDING #	ADDRESS	SQFT	PRICING	UNIT FEATURES
B	1858 NW 38TH AVE	1,500	\$23 MG	PURE RETAIL UNIT



ADAM DOCKTOR

✉ ADAM@NATIVEREALTY.COM

☎ MOBILE: (954) 610-0440

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APPROXIMATE DRIVE TIMES / MILES

Florida Turnpike	4 Min	1.6 Miles
I-95	8 Min	6.3 Miles
Miami Airport	45 Min	37.4 Miles
441	2 Min	0.2 Miles
Fort Lauderdale Hollywood Airport	14 Min	9.3 Miles
Las Olas Boulevard	15 Min	6.6 Miles



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SCHEDULE A SAME-DAY SHOWING

CALL/TEXT: (954) 610-0440

2024 BEAUTIFICATION RENDERINGS



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NATIVE | **FOR LEASE**
REALTY

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