

# Fort Lauderdale Industrial Showroom

6001 Powerline Rd  
Fort Lauderdale, FL 33309

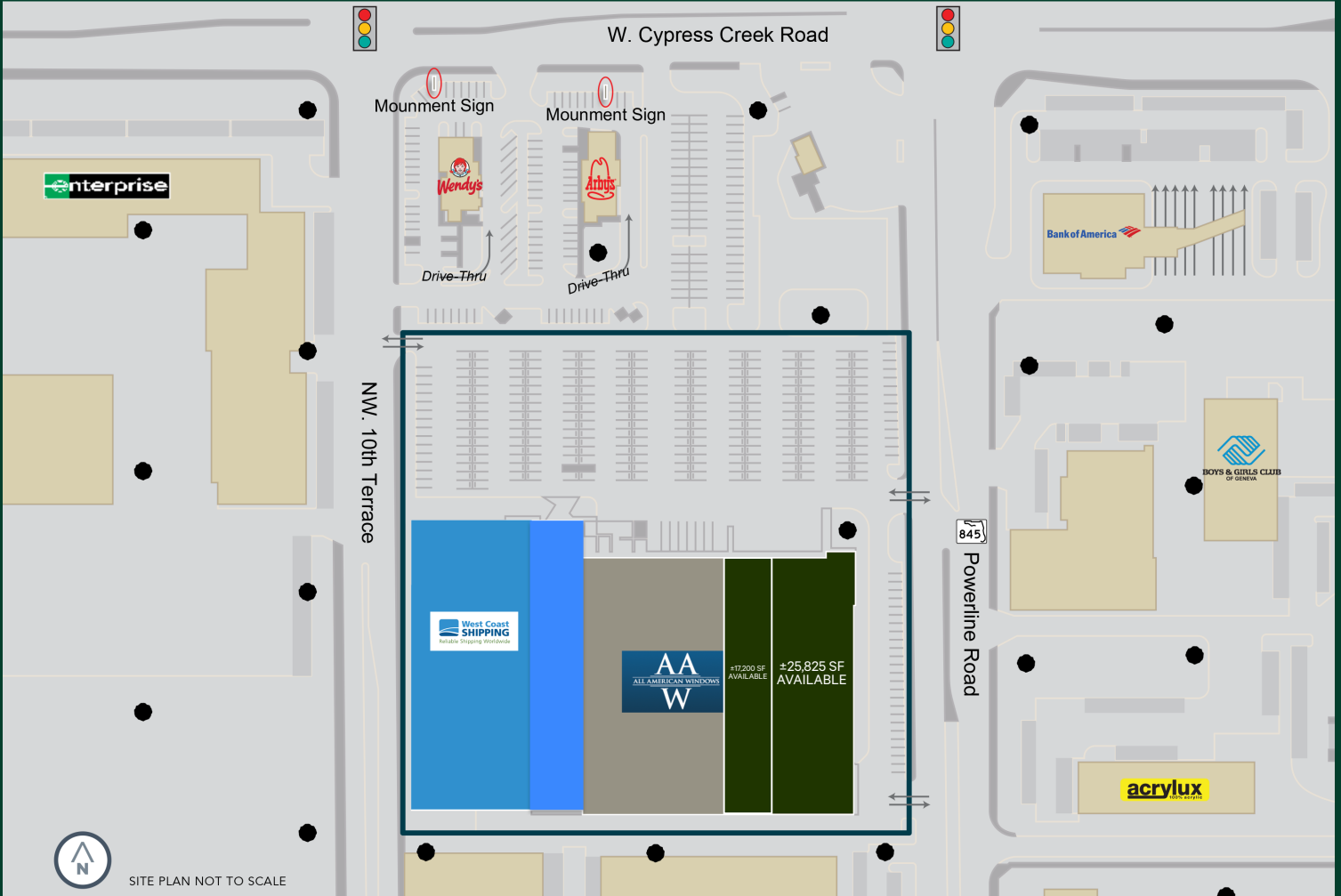
±25,825 - 43,000 SF Industrial Warehouse/Showroom Space Available for Lease



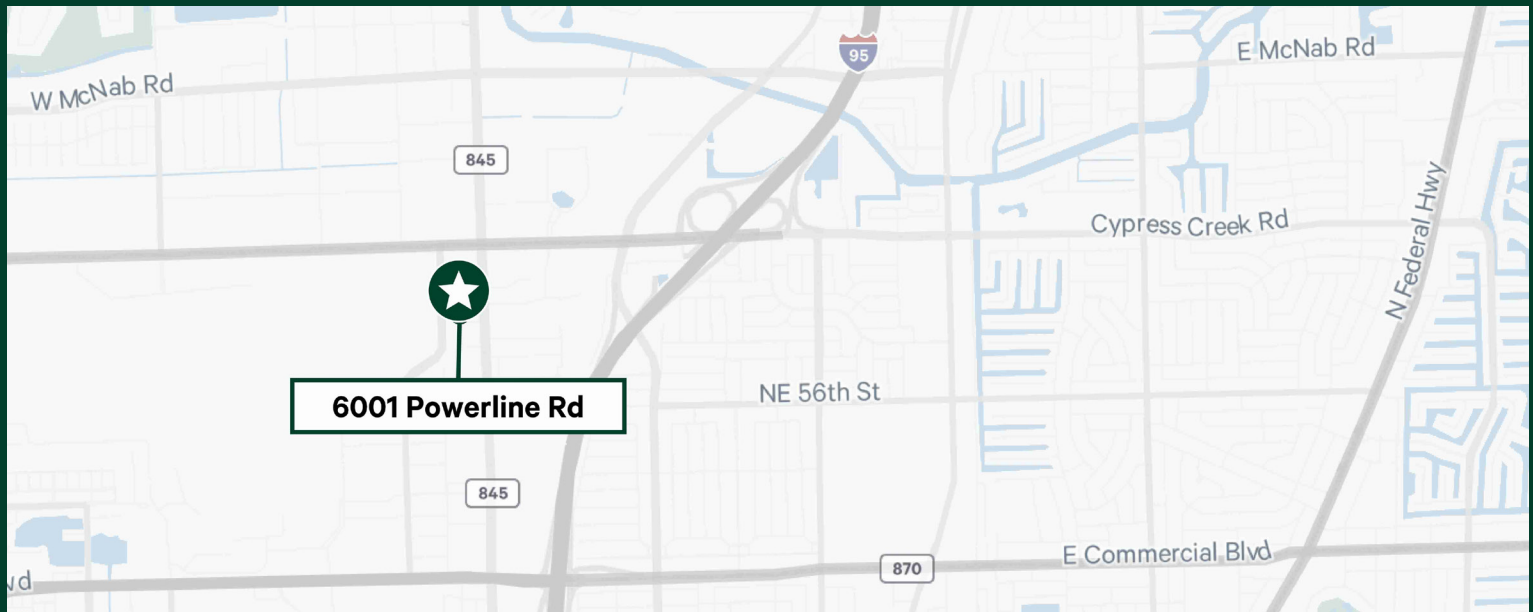
## Property Highlights

- ±25,825 - 43,000 SF Available
- 4 - 8 Dock-High Doors - Depending on SF Occupied
- 4 Van-High Doors
- Less than 1 Mile from the I-95 North/South Ramps
- New Roof System, Drain, Pavement, & Parking Striping
- 1:1,000 SF Parking Ratio
- 32' Clear Ceiling Height in Warehouse
- Tenant Improvement Allowance Available for Office Build-Out
- Powerline Rd. Frontage - 70,000 VPD
- Prime Location in the Heart of Ft. Lauderdale
- Lease Rate: **\$18.00 NNN + \$4.50 OpEx**

Site Plan



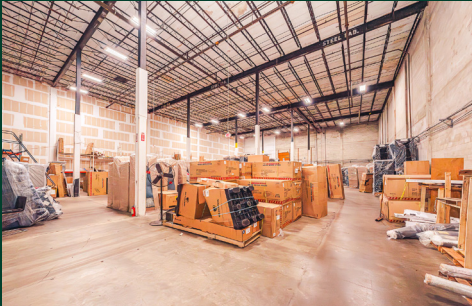
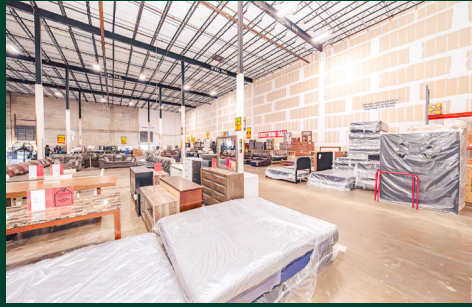
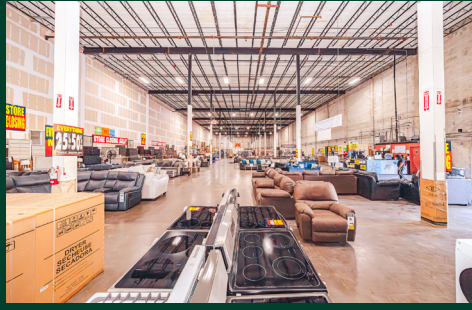
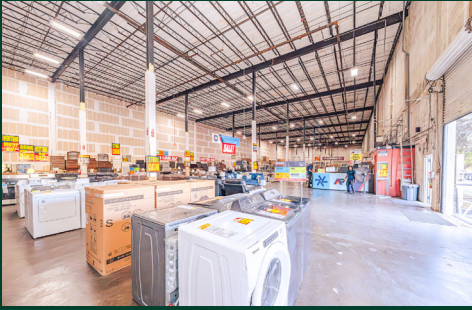
Map



Exterior Photos



## Interior Photos



## Contact Me

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