

FOR SUBLEASE

Below Market Rate

**\$14.50 Gross!**

6830 NW 16TH TERRACE

Fort Lauderdale, FL 33309

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**PRESENTED BY:**

**Get a Rolex  
Submariner with  
Signed Sublease\*!**



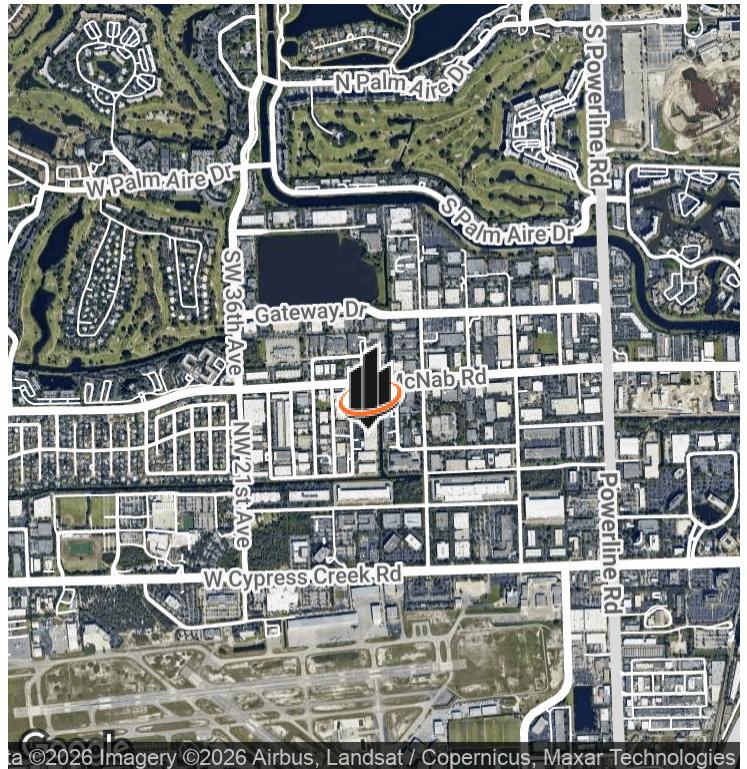
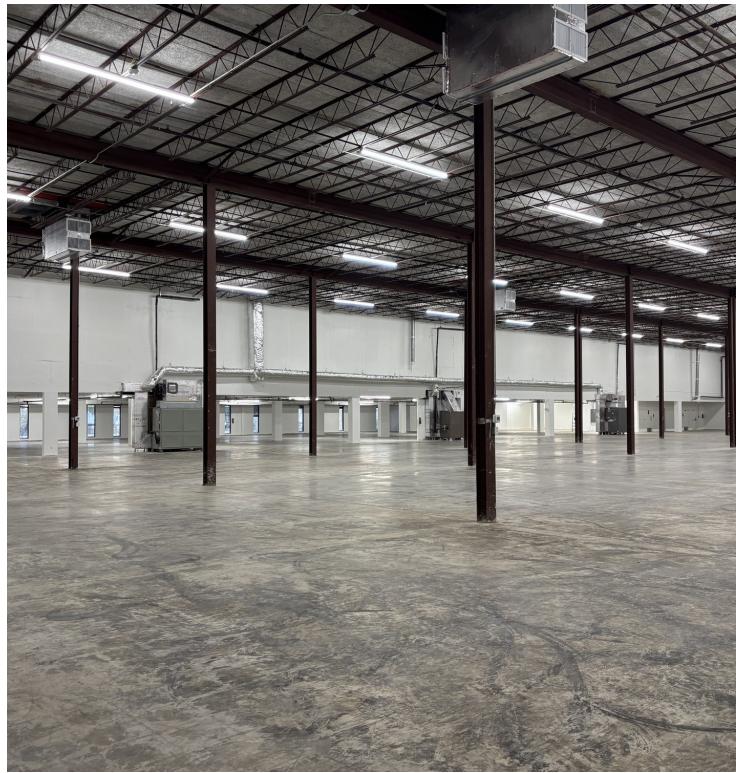
**Wow!!**

**Amazing!!**



**SVN**  
COMMERCIAL REALTY

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	41,179 SF
<b>PARKING:</b>	42 striped spots
<b>LOADING DOORS:</b>	Two (2) Dock High
<b>WAREHOUSE CEILING HEIGHT:</b>	24'
<b>ZONING:</b>	I-City of Fort Lauderdale
<b>SUBLEASE TERM:</b>	March 30, 2029
<b>ESTIMATED CAM:</b>	Included
<b>GROSS RENT:</b>	<b>\$14.50 PSF</b>

## PROPERTY DESCRIPTION

Immaculate, clean warehouse/production space for sublease. Completely renovated and updated, new A/C, automated LED lighting, electric service, etc. Located in the Gateway Industrial Park/Cypress Creek Uptown District. Easy access to I-95 and the Florida Turnpike. Perfect for high end manufacturing, climate controlled distribution. Perfect for high end manufacturing, climate controlled distribution.

## PROPERTY HIGHLIGHTS

- Immediate Occupancy
- Fully Fire Sprinklered
- 100% A/C
- Dock High Loading
- Heavy 3-Phase Power
- Ample Parking

\*Broker Bonus: \$15k gift certificate for a signed sublease by April 30, 2026.

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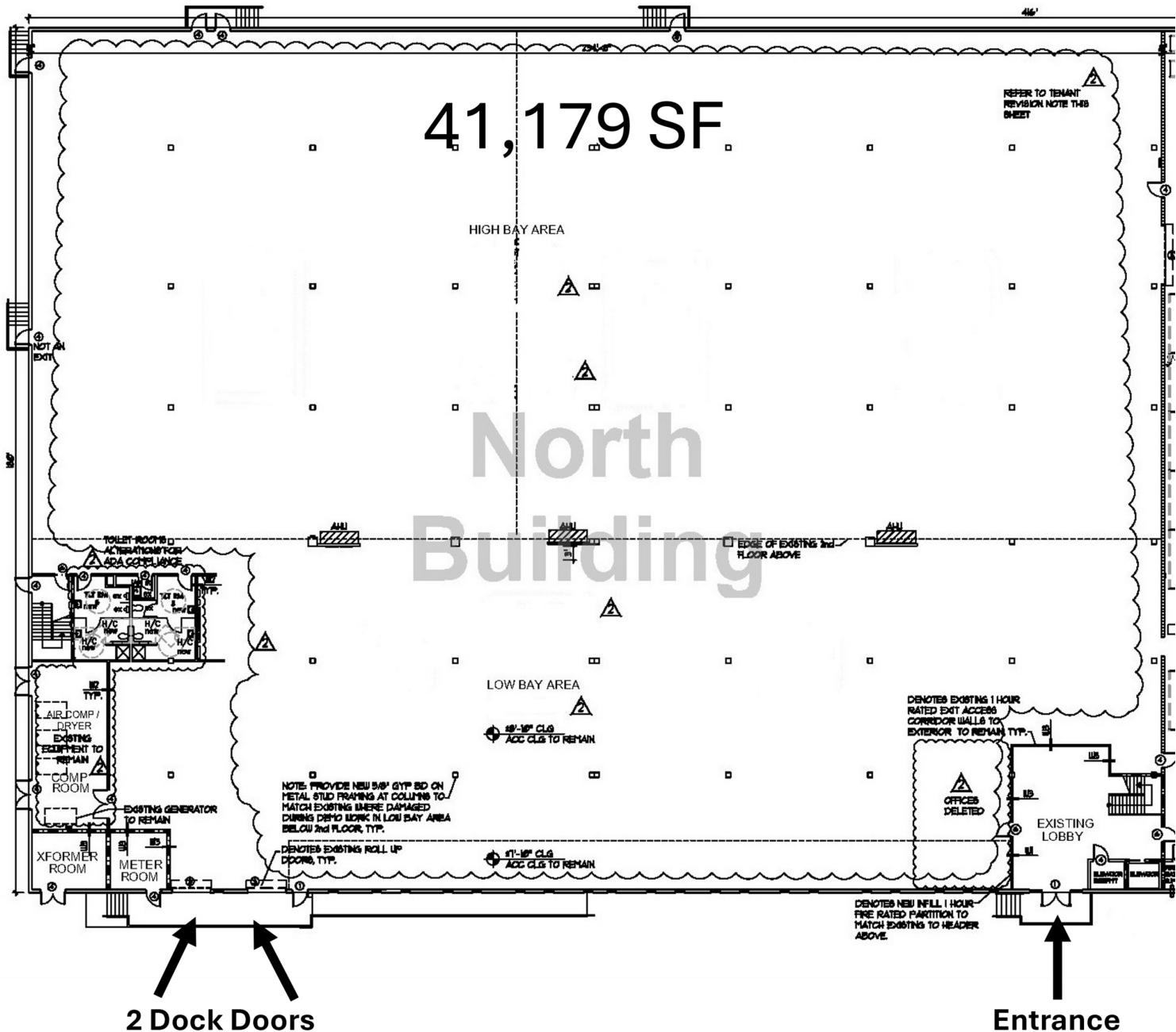
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# FLOOR PLAN



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