

**FOR SUBLEASE**  
**Below Market Rate**

**\$14.50 Gross!**

**6830 NW 16TH TERRACE**

Fort Lauderdale, FL 33309

**PRESENTED BY:**

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



**Wow!!**

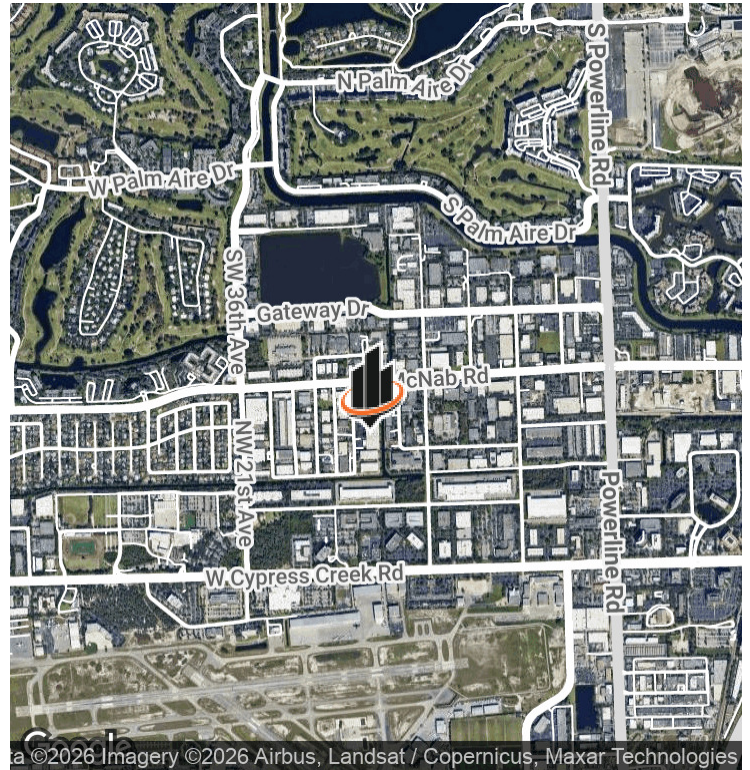
**Amazing!!**



**SVN**  
COMMERCIAL REALTY



## PROPERTY SUMMARY



## OFFERING SUMMARY

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

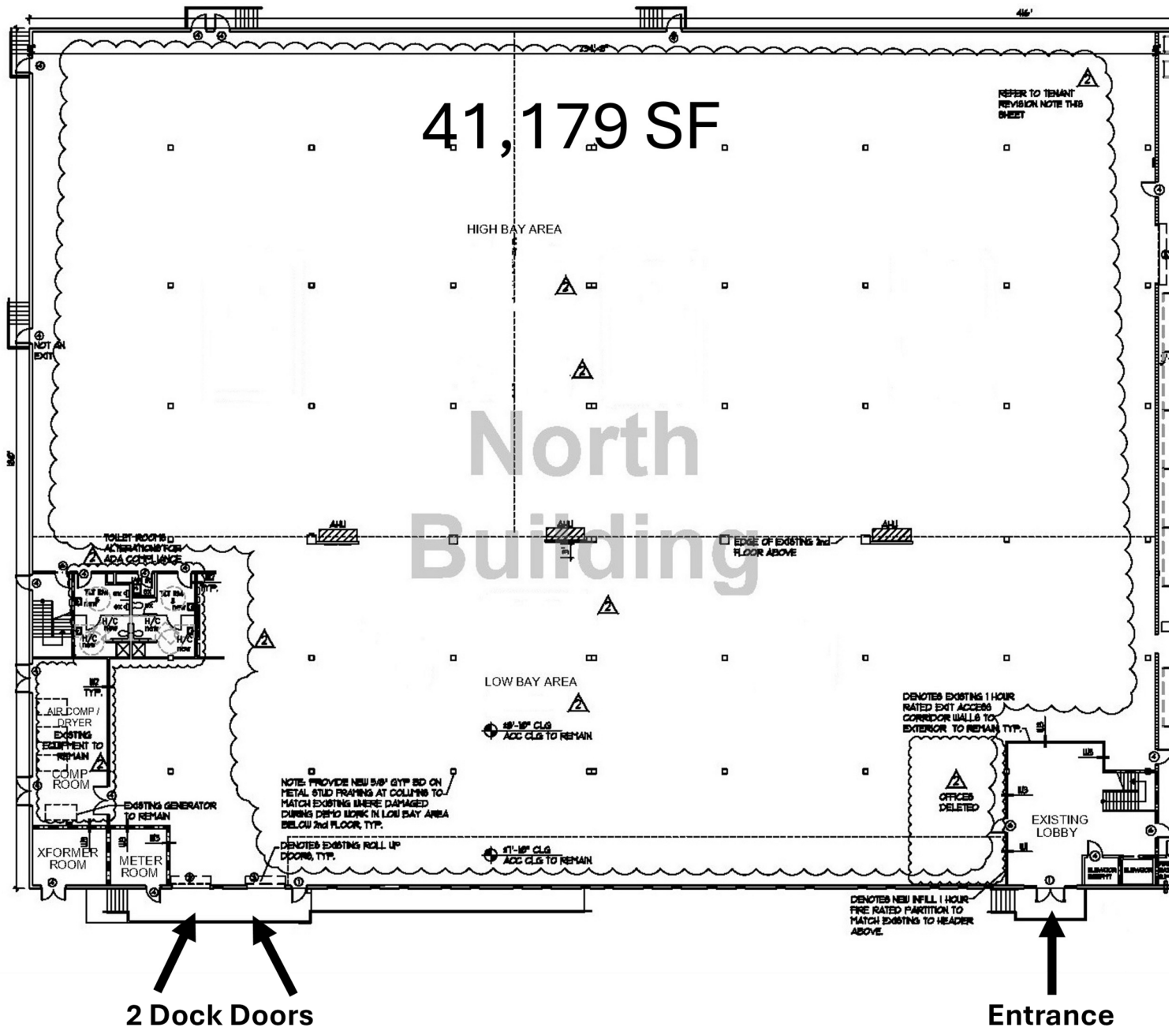
\*Broker Bonus: \$15k gift certificate for a signed sublease by April 30, 2026.

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# FLOOR PLAN



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