

# For Lease

## Cypress Creek Industrial Park

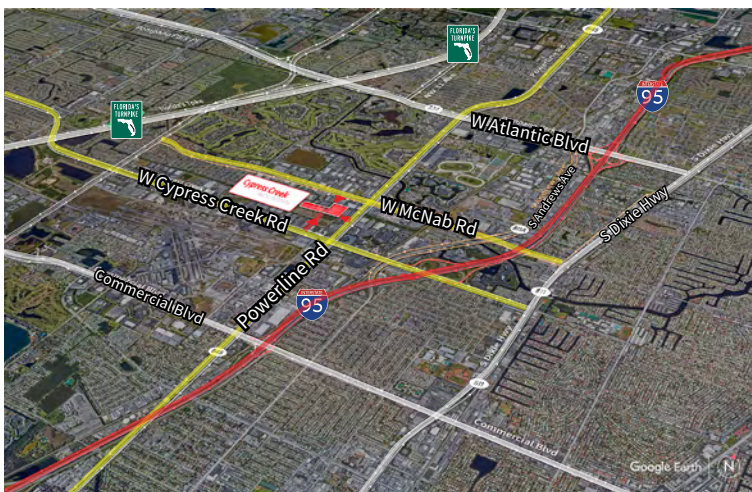
6500 NW 12th Avenue  
Fort Lauderdale, Florida 33309



Industrial Space For Lease  
**5,107 SF**

## Cypress Creek Industrial Park

6500 NW 12th Avenue, Fort Lauderdale, Florida 33309



### Location

- Easy access off McNab Rd and Cypress Creek Rd
- Excellent access to I-95 and the Florida Turnpike
- Equidistant to Fort Lauderdale/Hollywood International Airport and Palm Beach International Airport

### Space Features

- 5,107 SF total
- 1,295 SF of office
- 3,812 SF of warehouse
- One (1) dock high door with pit leveler
- 20' clear height
- 150' shared truck court
- Parking ratio: 2.4/1,000 sf

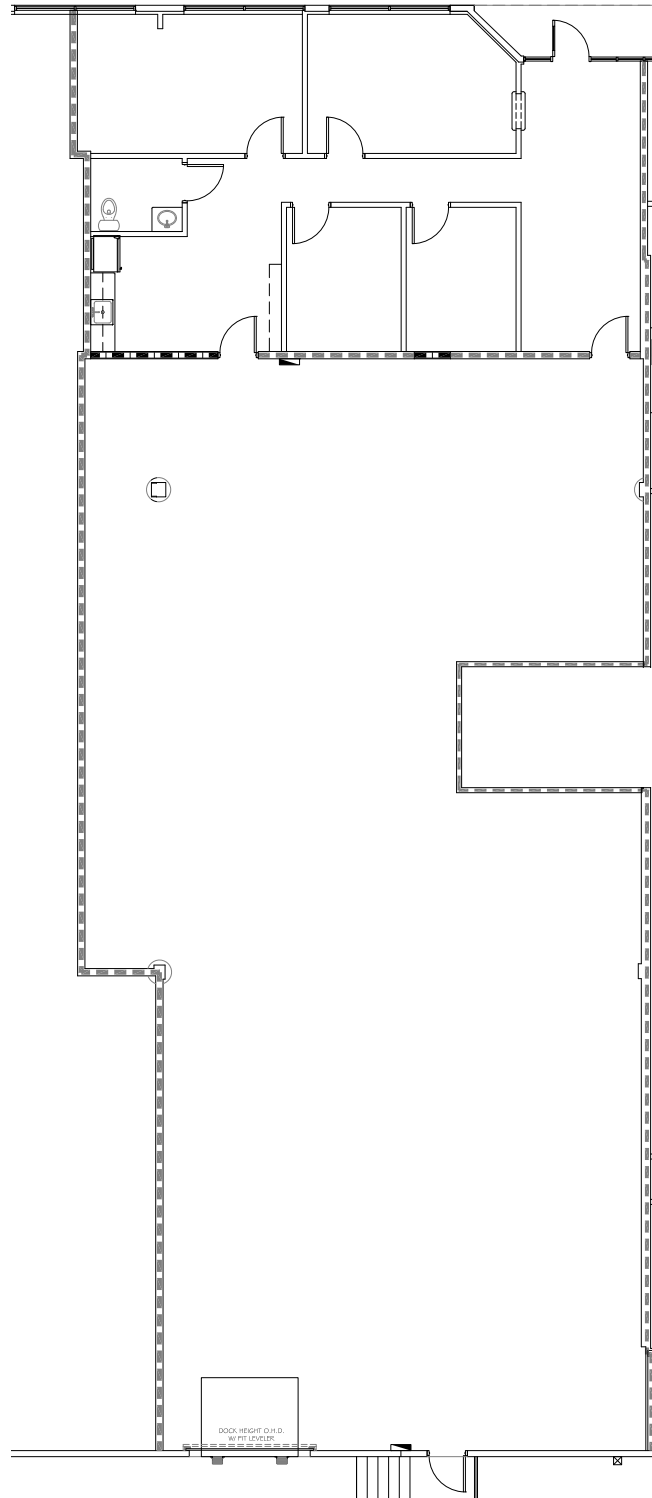
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### Cypress Creek Industrial Park Floor Plan

Total: 5,107 SF  
Warehouse: 3,812 SF  
Office: 1,295 SF





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### Cypress Creek Industrial Park Site Plan

 - Subject Property



Building	Suite	Total (SF)	Office (SF)	Warehouse (SF)	Loading	Clear Height	Available Date
1	109	5,107	1,295	3,812	1 DH	20'	Now

