

# Fort Lauderdale Manufacturing Facility

700 NW 57th Ct.  
Fort Lauderdale, FL 33309

±15,000 - 55,700 SF Warehouse/Manufacturing Spaces Available for Sublease



## Property Description

Excellent manufacturing facility located just West of I-95 and South of Cypress Creek Road in Fort Lauderdale. The property features a total of 5 dock-high doors. The property consists of two suites (±40,000 SF/±15,700 SF) which can be demised up to a total of ±55,700 SF. The ±40,000 suite contains office space totaling ±2,800 SF while the ±15,700 suite contains ±1,200 of office space. All suites feature 14' clear ceiling height and 3 phase power.

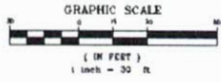
## Property Highlights

- Two available suites:
  1. ±40,000 SF total, ±2,800 SF of office space, and 3 dock-high doors
  2. ±15,700 SF total, ±1,200 SF of office space, and 2 dock-high doors
- 14' Clear ceiling height
- 5 Dock doors total
- 3-phase power
- 35 Total parking spaces
- Prime location in the heart of Ft. Lauderdale
- Lease Rate: ±40,000 SF Suite - \$15.00 PSF IG / ±15,700 SF Suite - \$15.95 PSF IG

Survey

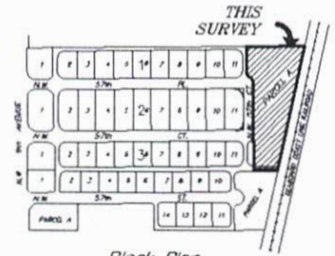


prepared by  
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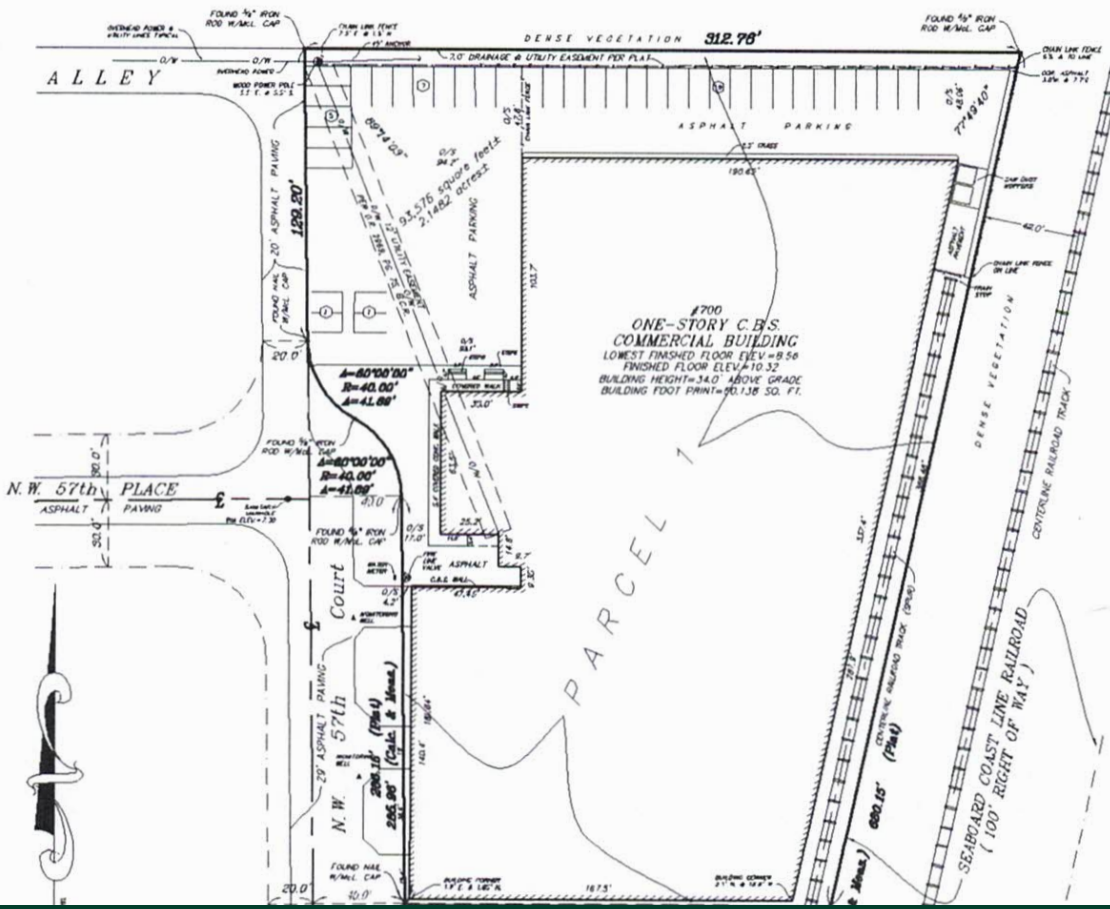


**ALTA/ACSM RECORD  
 LAND SURVEY**

**POWERLINE INDUSTRIAL MALL  
 P.B. 58, Pg. 27, B.C.R.  
 Broward County, Florida**



Block Plan  
 Not To Scale



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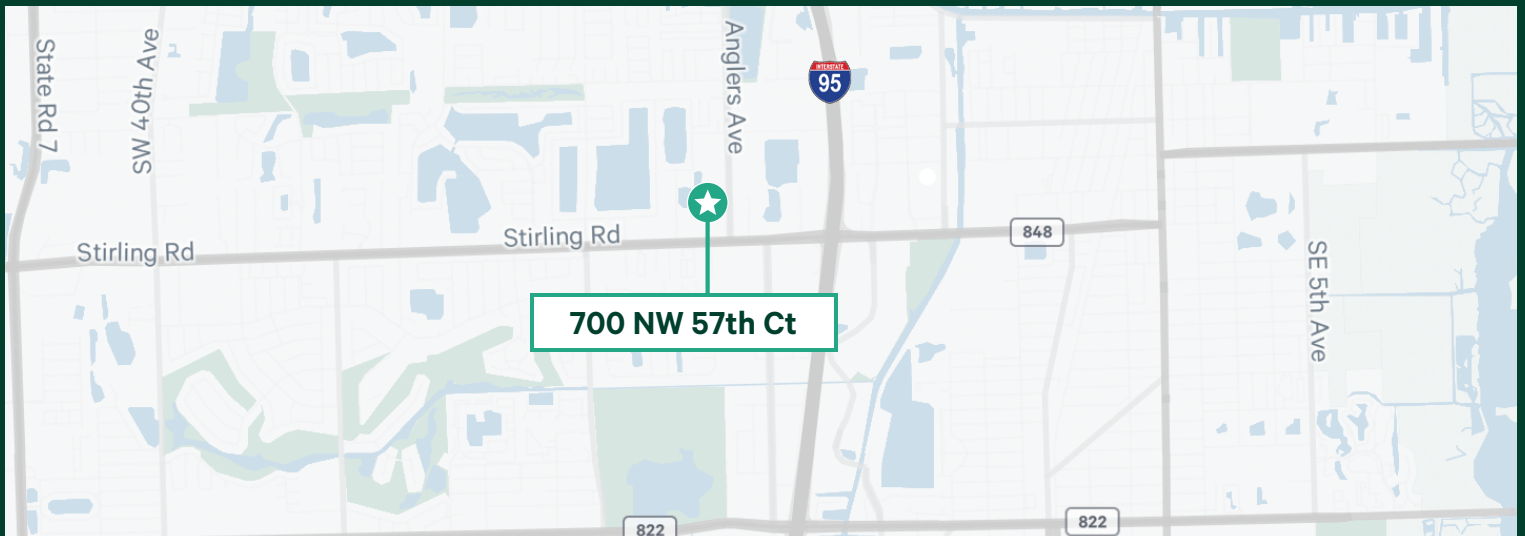
700 NW 57th Ct. | Fort Lauderdale, FL 33309

For Lease

## Additional Photos



## Location



## Contact Me

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