

INDUSTRIAL / WAREHOUSE

AVAILABLE FOR LEASE

837 NW 8TH AVE

Fort Lauderdale, FL 33311

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For Lease By
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PROPERTY DESCRIPTION

Discover an exceptional flex industrial space located just minutes from Downtown Fort Lauderdale and the vibrant Flagler Village. This versatile property offers a wide-open layout, perfect for a variety of uses, including creative studios, light manufacturing, or automotive. The space features an expansive open floor plan with over 16' clear ceiling height in most areas and over 20' in the rear warehouse. Additionally, a rear exterior patio space provides endless possibilities or serves as additional storage.

This property is equipped with a brand-new HVAC system (2024), ensuring optimal climate control, and the roof has been recently sealed (2025) for added durability and peace of mind. The interior boasts over \$100,000 in custom epoxy flooring throughout, combining durability with sleek, modern aesthetics.

Conveniently located just blocks away from multiple mixed-use developments and new businesses, this property offers unmatched accessibility to major highways, Fort Lauderdale Airport, and the Port, making it an ideal location for businesses of all types. Don't miss this opportunity to secure a high-quality, flexible space in a thriving area.

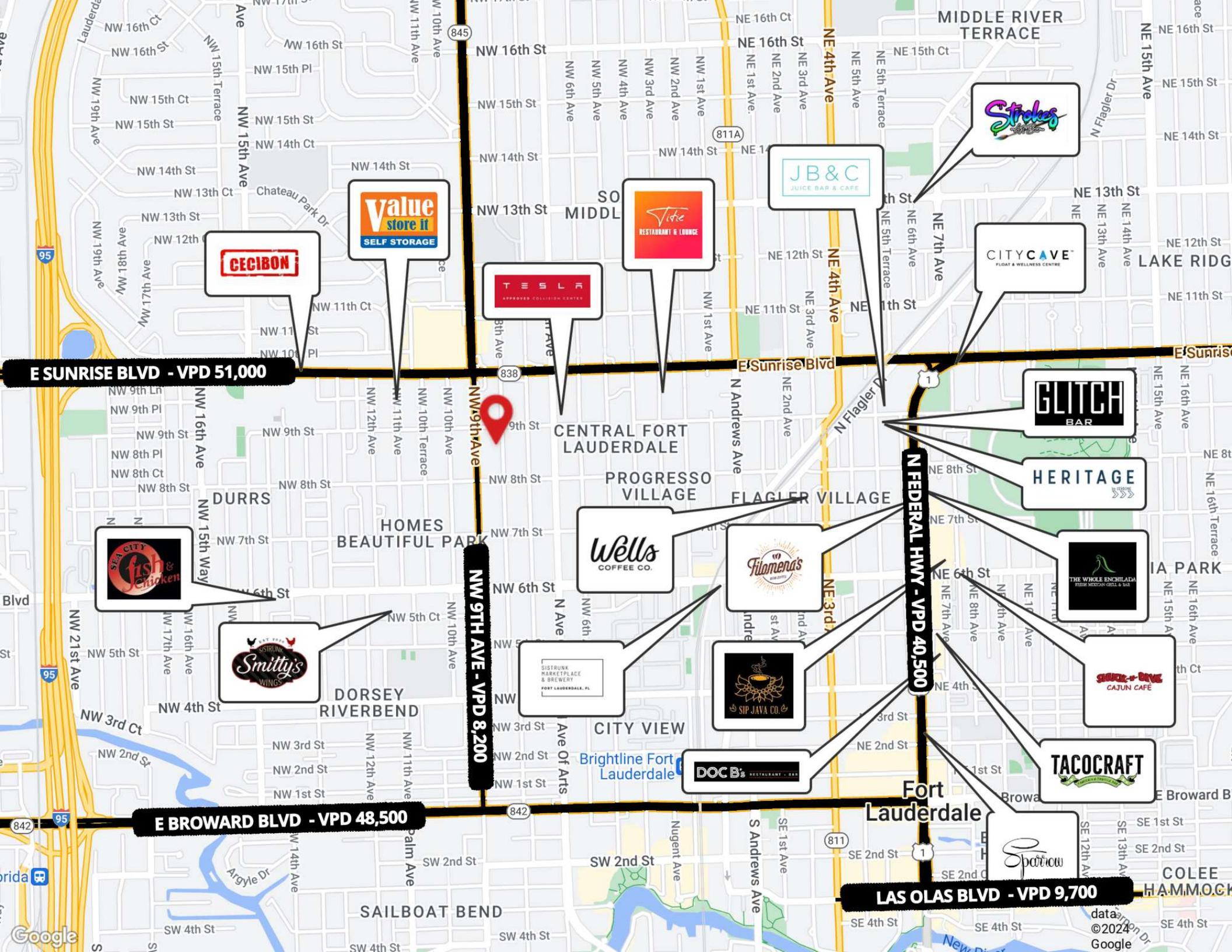
PROPERTY HIGHLIGHTS



OFFERING SUMMARY

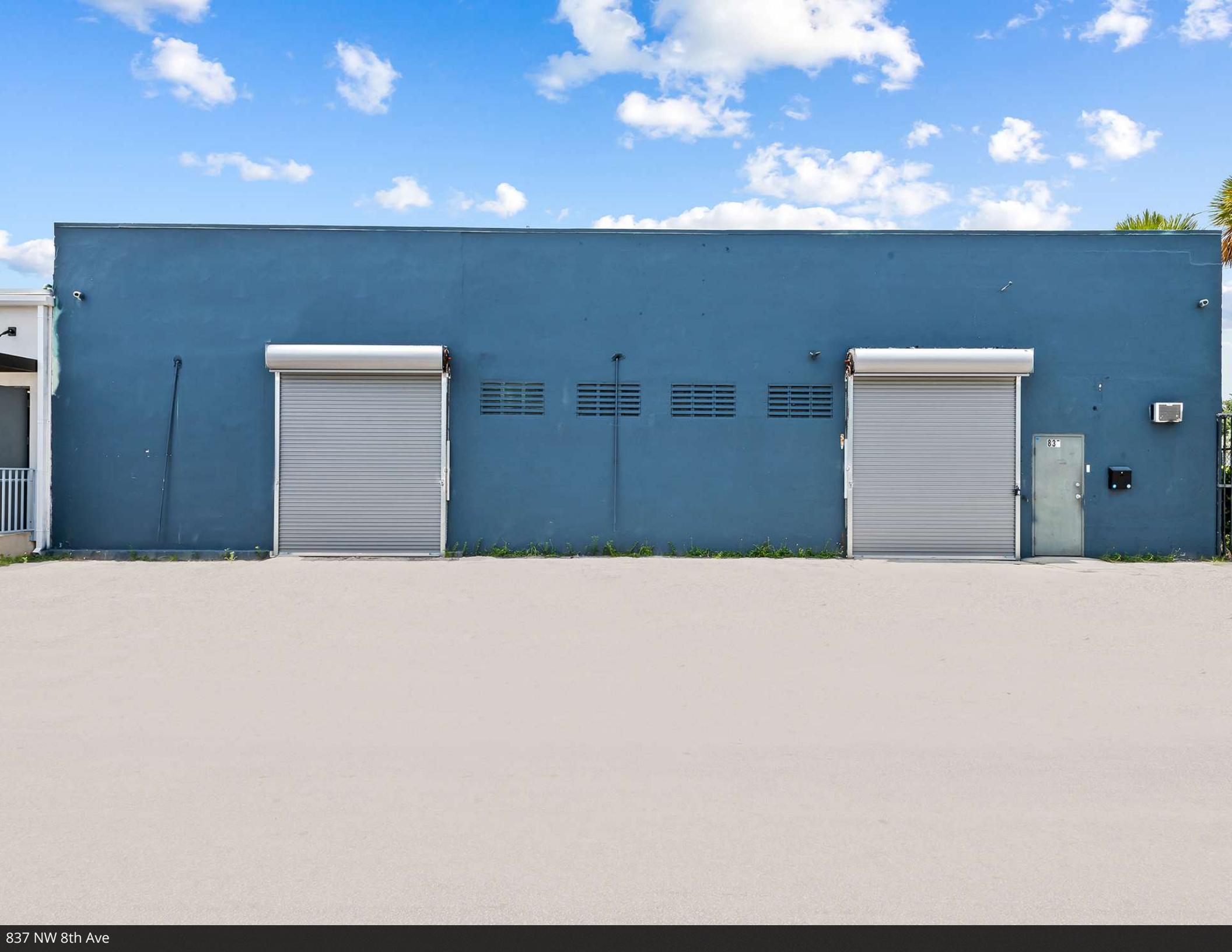
Base Rent:	\$22.50 SF/yr (MG)
Available SF:	7,950 SF
Lot Size:	10,125 SF
Building Size:	7,950 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	78,262	150,108	492,951
Total Population	175,988	357,647	1,208,260
Average HH Income	\$100,028	\$93,246	\$93,654





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