



WWW.RENTDEZER.COM

DEZER

OWNERS & DEVELOPERS

 800 NW 65th St Fort Lauderdale, FL 33309



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FEATURES & OVERVIEW

HIGHLIGHTS

- Ample Parking
- Great Location
- 7 Loading Docks

FEATURES OVERVIEW

Clear Height	19'8"
Exterior Dock Doors	10
Standard Parking Spaces	39
Drive In Bays	2
Levelers	6


PROPERTY OVERVIEW

Conveniently located near I-95 and Florida's Turnpike, ensuring quick and easy transportation and distribution. Close to Fort Lauderdale-Hollywood International Airport, facilitating national and international business travel and shipping. Surrounded by a variety of dining, shopping, and service options to meet the needs of your staff and clients.






Ample on-site parking for employees and visitors. Multiple loading docks and freight elevators to streamline your shipping and receiving processes. Ideal for Wholesale and Distribution Centers, Light Manufacturing and Assembly Operations, Retail Showrooms & E-commerce Fulfillment Centers.

TRANSPORTATION

TRANSIT / SUBWAY

Northside 	39 min drive	29.2 mi
Tri-Rail and Metrorail Transfer Station 	40 min drive	29.8 mi
Hialeah 	43 min drive	30.0 mi
Dr. Martin Luther King Jr. Plaza 	40 min drive	30.1 mi
Okeechobee 	47 min drive	31.6 mi

COMMUTER RAIL

Cypress Creek 	16 min walk	1.0 mi
Pompano Beach 	11 min drive	5.5 mi
Fort Lauderdale 	12 min drive	7.2 mi
Deerfield Beach 	15 min drive	10.7 mi
Fort Lauderdale / Hollywood International Airport 	17 min drive	11.2 mi

AIRPORT

Fort Lauderdale-Hollywood International	18 min drive	12.1 mi
Miami International	55 min drive	37.3 mi

FREIGHT PORT

Port Everglades	17 min drive	10.8 mi
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RAILROAD

ND CONNECTING LINE BULK TRANSFER TERMINAL-POMPANO	6 min drive	3.5 mi
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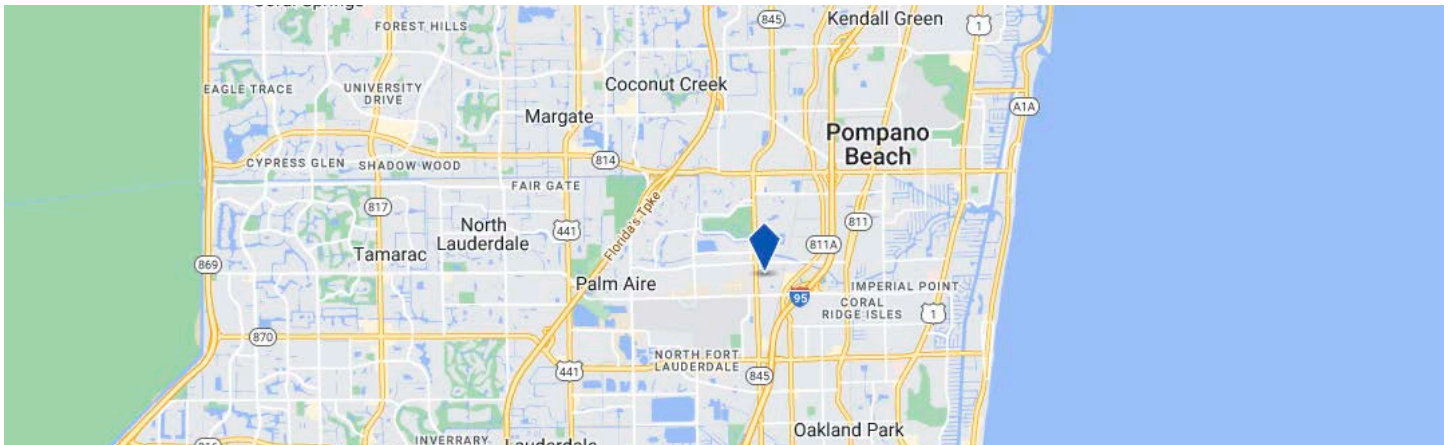


ABOUT THE SPACE

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor	78,000 SF	5 Years	\$16.00/SF/YR	Flex	Partial Build-Out	Now

Discover the ideal location for your business at 800 NW 65th Street. This versatile property offers a unique opportunity for configuration for a combination of warehouse, showroom, and industrial space, perfect for a wide range of commercial applications. Strategically situated in a thriving business district, this space is designed to support your operational needs while providing an impressive environment to showcase your products or services.

- Listed rate may not include certain utilities, building services and property expenses
- Partitioned Offices
- Ample Storage with High Ceilings
- Space is in Excellent Condition
- Private Restrooms
- Roll-up Doors & Loading Docks for Easy Access



DISTRIBUTION FACILITY

TOTAL BUILDING SF	±40,156 - ±78,014 SF	YARD	Yes (North Side)
OFFICE AREA	4,000 - 7,000 SF	LOADING	3 Sets of dock high doors (10 Total)
RAIL	Spur adjacent to site	MIN-MAX TRUSS HEIGHT	±19.8 Ceiling clear height
ZONING	CC, City of Fort Lauderdale	FIRE SPRINKLERED	Yes
YEAR BUILT	1981	ELECTRICITY	400 Amps/ 480 Volts/ 3 Phase

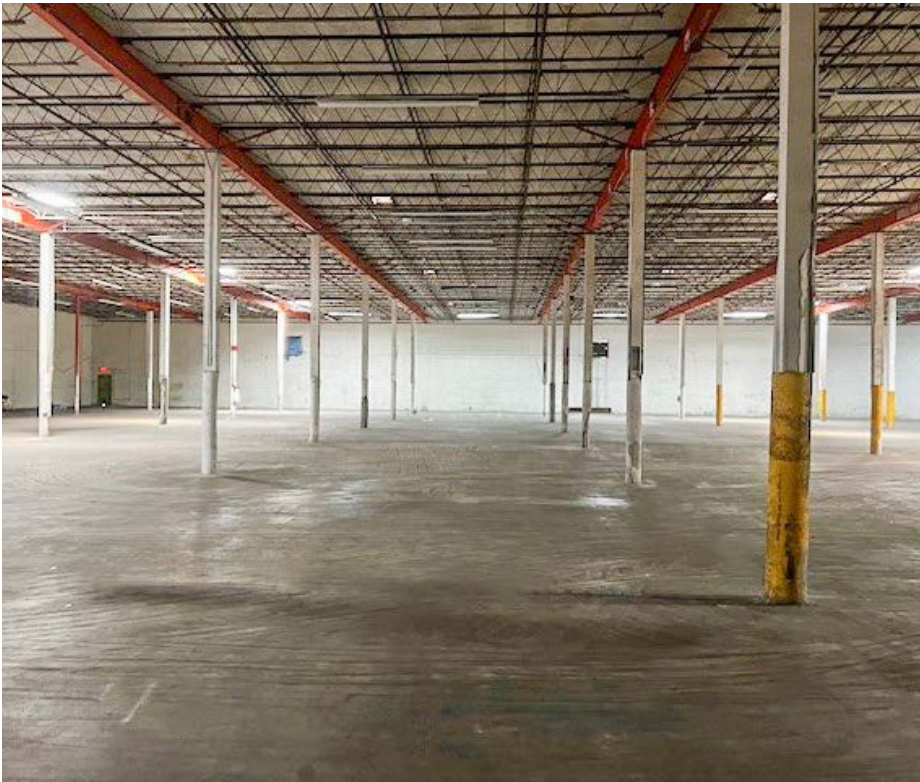


GALLERY

EXTERIOR



INTERIOR - WAREHOUSE



GALLERY

INTERIOR - OFFICES

