

# ±44,404 SF plus ±20,000 SF Outside Storage FOR LEASE

Can be divided into separate bays of ±37,699 SF & ±6,705 SF  
3318 SW 2nd Avenue  
**FORT LAUDERDALE, FLORIDA 33315**



## PROPERTY HIGHLIGHTS:

- **Industrial building totaling ±44,404 SF**
- **Consists of two adjacent spaces that can be combined**
- **Bay 1 - ±37,699 SF** including ±3,091 SF office and ±34,608 SF warehouse (includes a 45 KW back-up generator)  
4 - 10x10 front loading dock high bays  
1 - 10x10 drive-up bay  
Warehouse ceiling height 18 ft. clear
- **±20,000 SF paved outside storage area**
- **Zoned: I-Industrial, City of Fort Lauderdale**
- **Within minutes to I-595, I-95, Port Everglades, and the Fort Lauderdale/Hollywood International Airport (1,000 ft. north of airport)**

## Lease Rate Bay 1:

**\$15.00 PSF**  
Modified Gross net utilities



## CONTACT:

**Todd H. Weaver**

954 205 4289 • [todd@weavermorrison.com](mailto:todd@weavermorrison.com)

**Russell L. Weaver**

954 554 7199 • [russell@weavermorrison.com](mailto:russell@weavermorrison.com)

**WEAVER • MORRISON**



COMMERCIAL REAL ESTATE

**WEAVER-MORRISON COMMERCIAL REAL ESTATE**

2972 NW 60th Street • Fort Lauderdale, FL 33309

954 686 9300 [www.weavermorrison.com](http://www.weavermorrison.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

# ±44,404 SF plus ±20,000 SF Outside Storage FOR LEASE

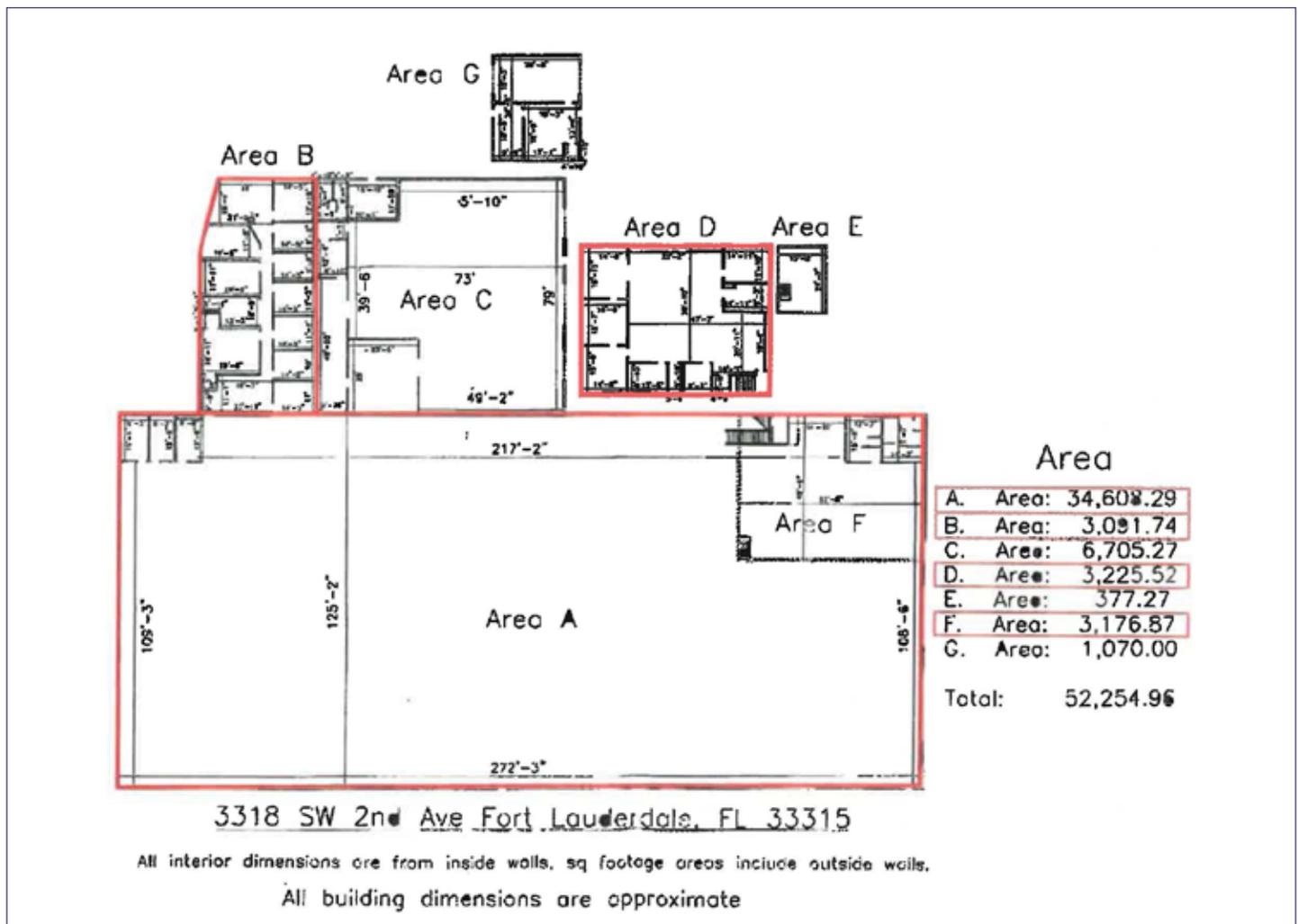
Can be divided into separate bays of ±37,699 SF & ±6,705 SF  
3318 SW 2nd Avenue  
**FORT LAUDERDALE, FLORIDA 33315**

## 150 SE 33rd Street, Fort Lauderdale, FL 33315

- Bay 2 - Ground level ±6,705 SF with ±260 SF office and a ±6,445 SF warehouse
- 2- rear ground level overhead doors
- 100% HVAC
- Ceiling height is 16 ft. clear in the warehouse area

Lease Rate Bay 2:

**\$20.00** PSF Modified Gross net utilities



**WEAVER • MORRISON**



COMMERCIAL REAL ESTATE

**Todd H. Weaver**

954 205 4289

todd@weavermorrison.com

**Russell L. Weaver**

954 554 7199

russell@weavermorrison.com

**±44,404 SF plus ±20,000 SF Outside Storage FOR LEASE**

**Can be divided into separate bays of ±37,699 SF & ±6,705 SF**  
**3318 SW 2nd Avenue**  
**FORT LAUDERDALE, FLORIDA 33315**



**WEAVER • MORRISON**



COMMERCIAL REAL ESTATE

**Todd H. Weaver**

954 205 4289

[todd@weavermorrison.com](mailto:todd@weavermorrison.com)

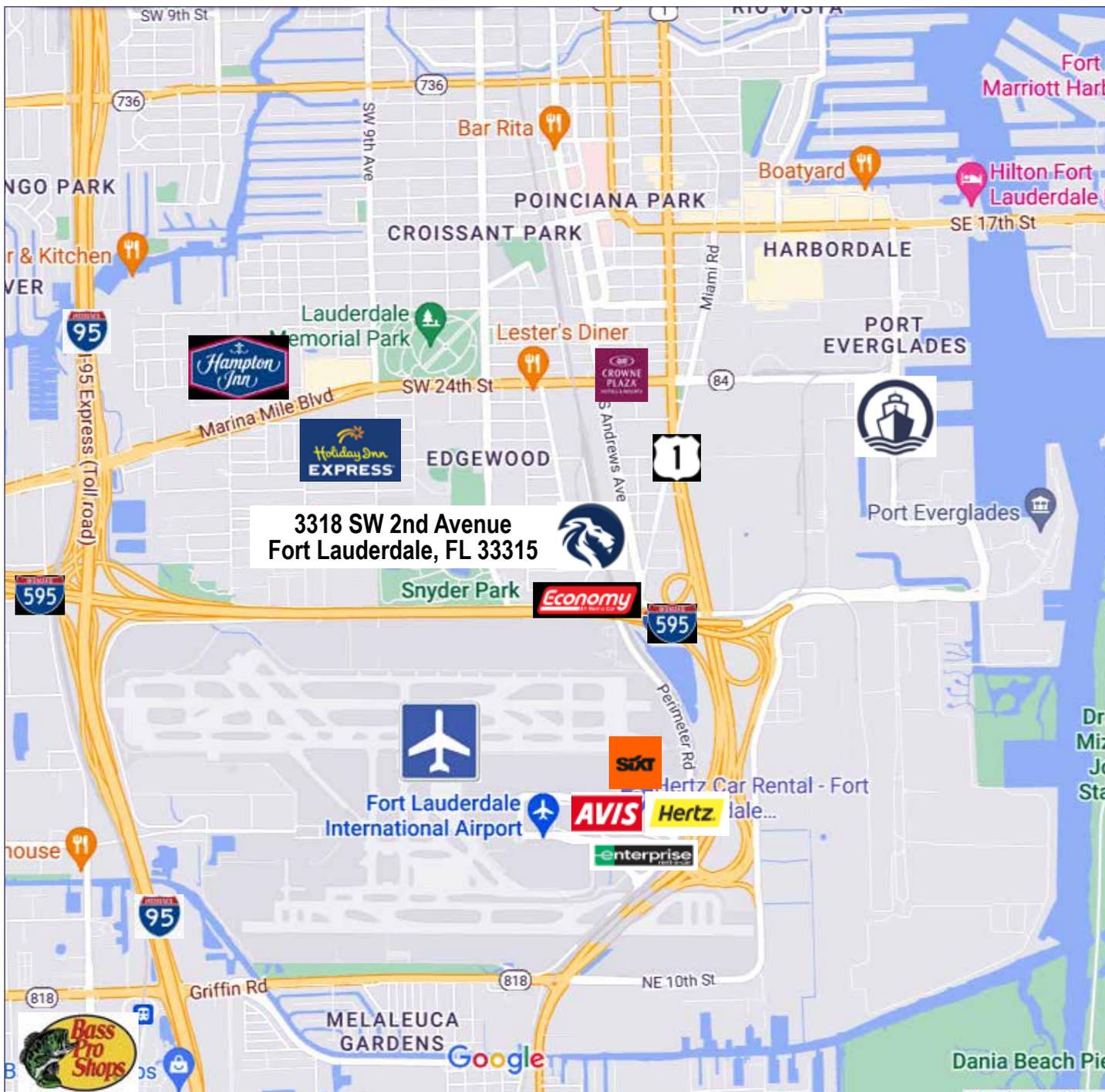
**Russell L. Weaver**

954 554 7199

[russell@weavermorrison.com](mailto:russell@weavermorrison.com)

**±44,404 SF plus ±20,000 SF Outside Storage FOR LEASE**

**Can be divided into separate bays of ±37,699 SF & ±6,705 SF**  
**3318 SW 2nd Avenue**  
**FORT LAUDERDALE, FLORIDA 33315**



**WEAVER • MORRISON**



COMMERCIAL REAL ESTATE

**Todd H. Weaver**

954 205 4289

todd@weavermorrison.com

**Russell L. Weaver**

954 554 7199

russell@weavermorrison.com