

FOR LEASE

8,100 - 14,000 or 22,100 SF Heavy Industrial Warehouse on 1.16 Acres

2651 NW 55TH COURT

Fort Lauderdale, FL 33309

PRESENTED BY:

STEVE DAVIS
C: 954.650.7824
steve@svncr.com

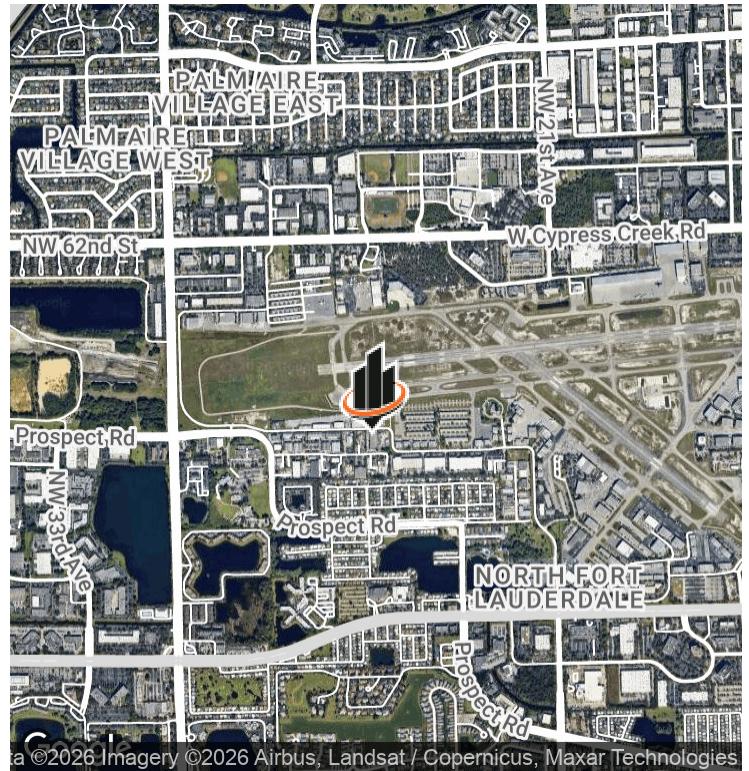
KEITH KIDWELL, SIOR, CCIM
C: 954.234.8777
keith@svncr.com

LES BYRON, SIOR, CCIM
C: 954.401.4713
les@svncr.com



 **SVN**
COMMERCIAL REALTY

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.50 SF/yr (NNN)
	8,100 SF
AVAILABLE SF:	14,000 SF OR 22,100 SF
LOT SIZE:	1.16 Acres
TOTAL OFFICE SF:	+/- 10%
ZONING:	I-2 Heavy Industrial (City of Tamarac)
MARKET:	Broward
SUBMARKET:	Central Broward, Next to Fort Lauderdale Executive Airport
APN:	4942 14 01 0050

PROPERTY DESCRIPTION

Hard to find heavy industrial warehouse building. Just off Prospect Road with easy access to I-95, the Florida Turnpike and the Fort Lauderdale Executive Airport. I-2 zoning primarily allows for heavy industrial with potentially noxious impacts, heavy truck traffic, or outdoor storage and operations. This includes uses like heavy manufacturing, storage, major freight terminals, waste and salvage operations, distribution centers, and processing.

PROPERTY HIGHLIGHTS

- 22,100 SF Warehouse
- 9,100 SF Additional Concrete Mezzanine (Bonus Space)
- Dock & Grade Level Loading
- Clear Height: 21'
- Fenced with Electric Entry Gate

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