

# FLL Logistics

24,390 SF Class-A Warehouse Space

3303 SW 12th Avenue  
Fort Lauderdale, FL 33315

## Class A Design: Suite Specifications

- + Size: 24,390 SF
- + Office: 2,225 SF
- + Clear Height: 32'
- + Dock High Doors: 11
- + Sprinklers: ESFR
- + Clerestory Windows
- + Immediate access to Fort Lauderdale-Hollywood Airport
- + Asking: \$17.00 PSF NNN, Plus \$6.28 PSF OPEX
- + Available February 1, 2025



## Contact Us

**Tom O'Loughlin**

Vice Chairman

+1 954 817 3919

tom.oloughlin@cbre.com

**Michael Oretsky**

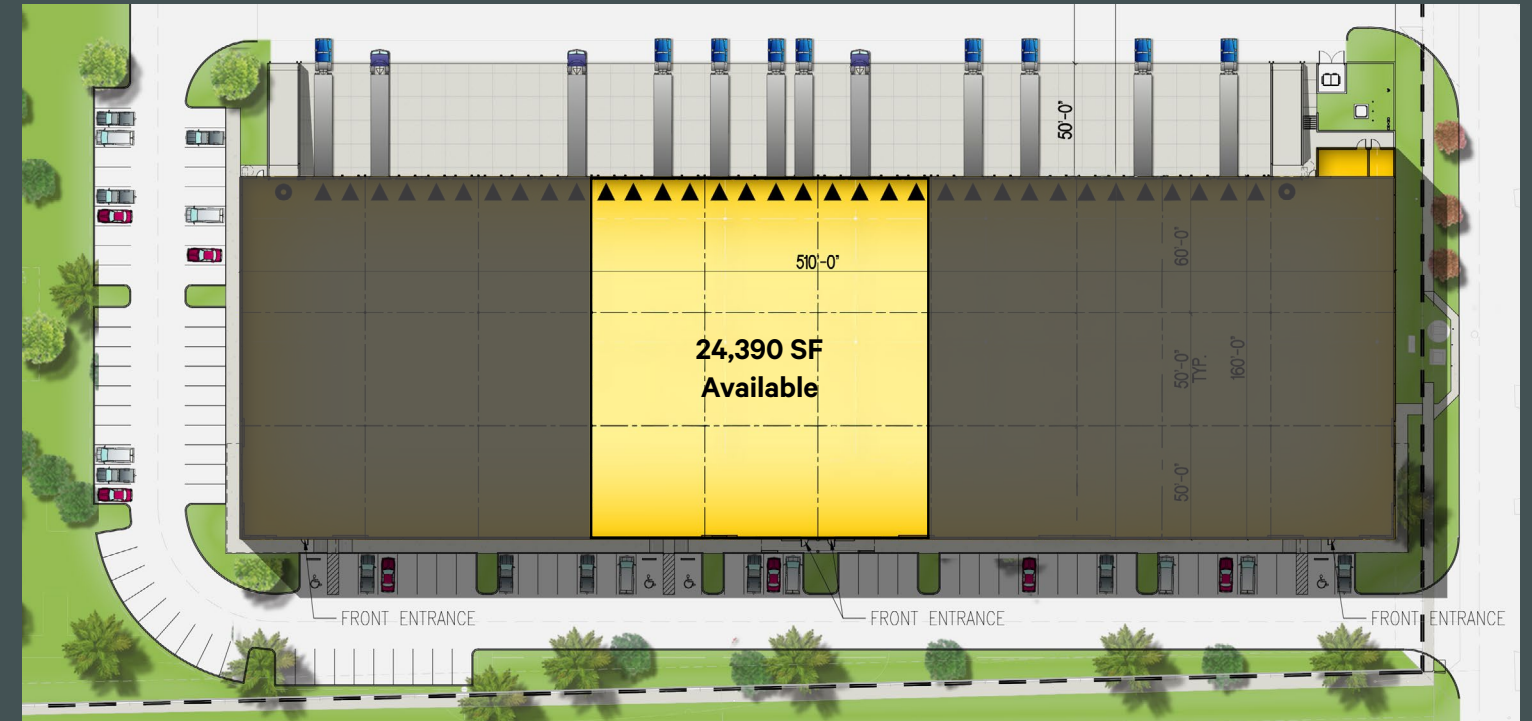
Vice President

+1 954 798 4284

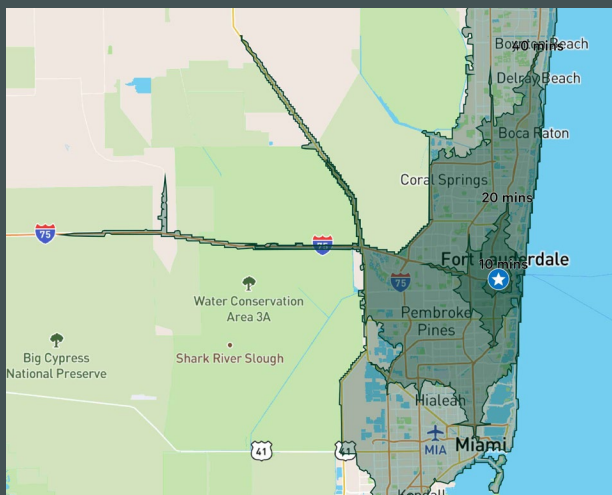
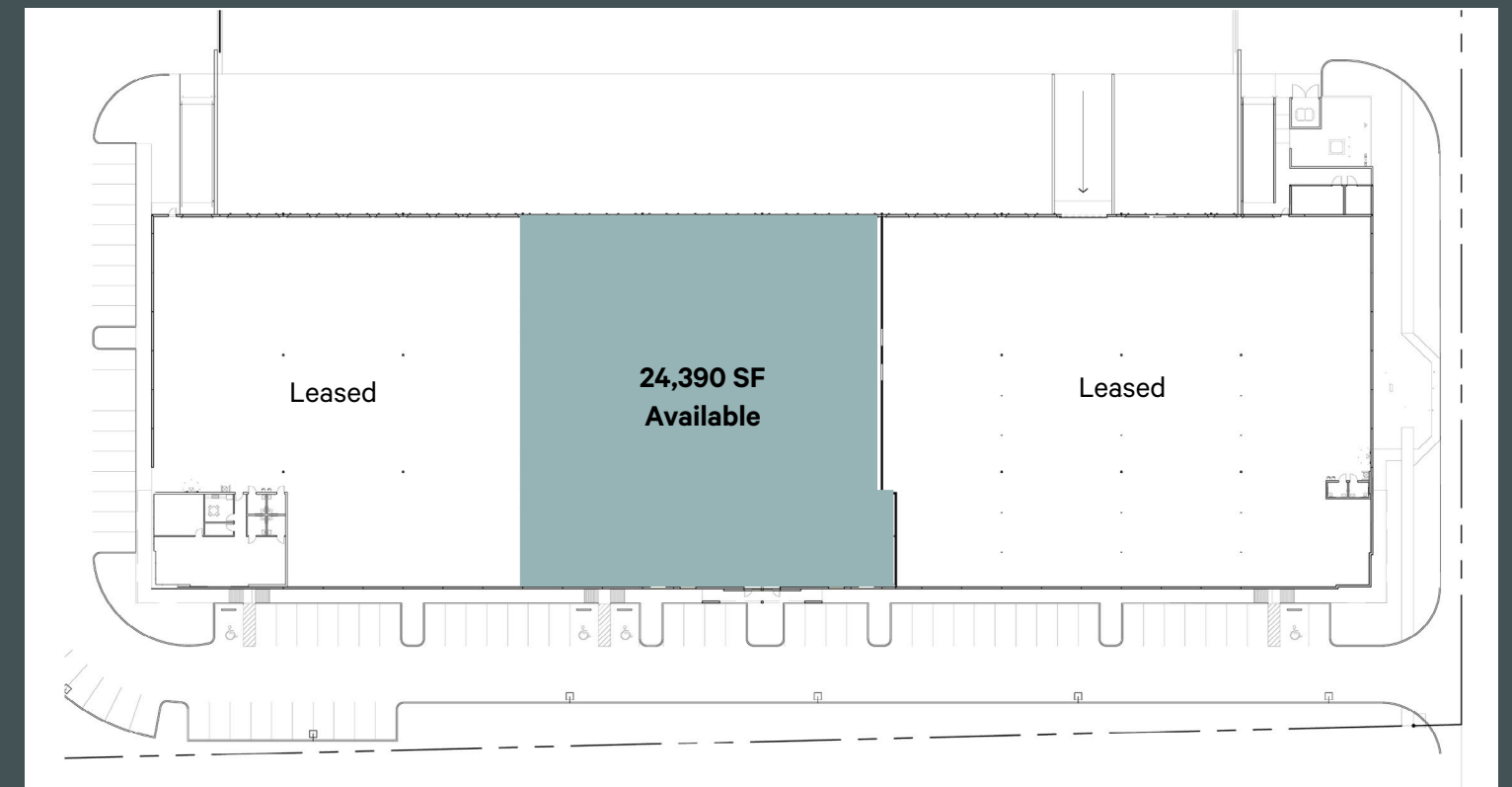
michael.oretzky@cbre.com



# Site Plan



# Floor Plan



Destination	Distance
Florida's Turnpike	2.5 miles
I-95	0.5 miles
I-595	0.3 miles
Port Everglades	4.0 miles
Fort Lauderdale-Hollywood International Airport	4.4 miles
Port of Miami	25.3 miles
Miami International Airport	26.7 miles



**Size**

Total Building Square Feet 81,964 SF

Total Office Percentage 10%

**Construction Overview**

Construction	Tilt-up Concrete
Roof Type	TPO
Roof Year Installed	2019
Fire Protection	ESFR
Interior Lighting	LED
HVAC	Roof-mounted package units, office area only
Power	600 Amp, 480 Volt, 3-Phase

**Property Features**

Zoning IROM - AA

Construction Year 2019

Clear Height 32'

Bay Size 50' x 50'

Speedbay Size 60' Speedbay

Loading Configuration Rear Loading

Dock Doors 11

Drive-in Doors None

Truck Court Depth 180'-6"

Car Parking 1.3/1,000 SF

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