



SUBLEASE

**+/- 19,400 SF w/Parking
Storage Area**

2651 NW 55TH COURT

Fort Lauderdale, FL 33309

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

AVAILABLE SF: 19,400 SF

LOT SIZE: 1.15 Acres

LEASE RATE: \$27,500/Month (NNN)

OPERATING EXPENSES: \$6,900/Month

YEAR BUILT: 1976

ZONING: Industrial

MARKET: Central Broward

SUBMARKET: Fort Lauderdale Executive Airport

APN: 494217010040

PROPERTY OVERVIEW

Great manufacturing/distribution building located near the Fort Lauderdale Executive Airport. Quick, easy access to I-95 and the Florida Turnpike.

PROPERTY HIGHLIGHTS

- Total Office Area: +/- 4,200 SF
- Concrete Mezzanine: +/- 5,600 SF
- Power: 3 Phase
- Clear Height: 21' Clear
- Dock High and Grade Level Loading
- 12' x 14' High Grade Level Door
- Site is Fenced with Gate Entry
- Four (4) Industrial Ceiling Exhaust Fans in Warehouse

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