

ELEVATE BROWARD

LIGHT INDUSTRIAL / FLEX / RETAIL

3435-3699 NW 19TH STREET

Lauderdale Lakes, FL 33311

1814-1896 NW 38TH AVE

Lauderhill, FL 33311

For Lease By





PROPERTY DESCRIPTION

Elevate Broward is a multi-tenant small bay industrial park in the heart of Lauderdale Lakes, Florida. The property contains 357,000 square feet across 11 contiguous buildings at the center point of Broward County. Features include an abundance of parking, excellent ceiling heights, on-site property management, and a park-like feel. 12x14 grade level doors, +/- 18 ft ceiling heights, offices with AC. Tenants capitalize on the ideal last-mile location. Elevate Broward sits within a 16-minute drive of the core of Fort Lauderdale, perfect for a wide range of uses in the changing landscape of how we live and work. Elevate Broward is a highly sought-after industrial property with a vacancy rate of less than 4% in the surrounding area. Its central location within Broward County and convenient access to arterial highways, including Florida's Turnpike and Interstate 95, make it an ideal choice for distributors, e-commerce businesses, and showrooms. The property is easily accessible, offering great loading and unloading with excellent visibility from the main road, making Elevate Broward an incredible choice for businesses looking to expand their reach.

PROPERTY HIGHLIGHTS

- Conveniently locate central Broward
- On-site property management, and a park-like feel.
- 12x14 Grade level doors,
- +/- 18 ft Ceiling heights,

OFFERING SUMMARY

Base Rent:	Call for Pricing
Available SF:	750 - 10,400 SF
Building Size:	357,000 SF
Unit Type:	Light Industrial, Flex, Retail
Zoning:	B4 & CW

APPROXIMATE DRIVE TIMES / MILES

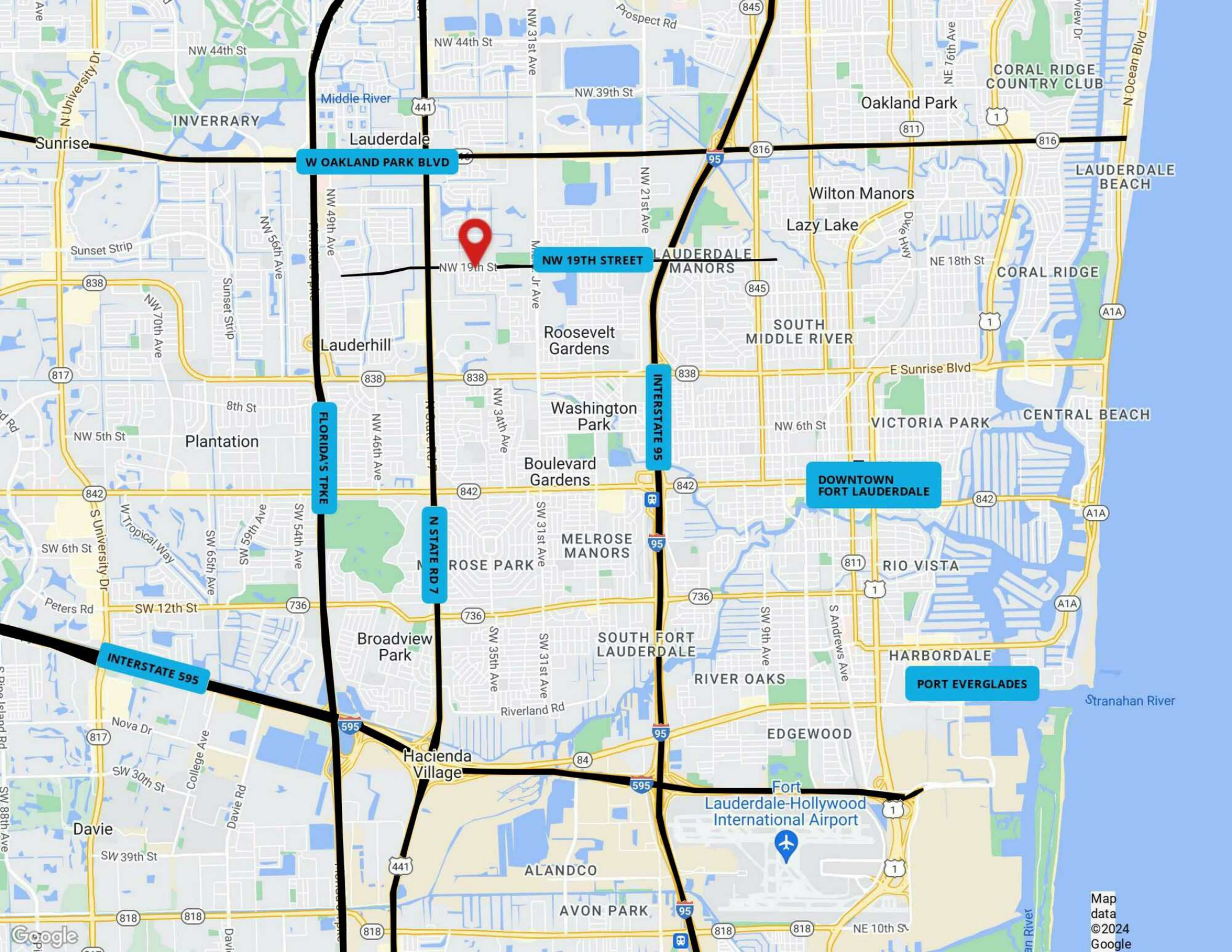
Florida Turnpike	4 Min	1.6 Miles
I-95	8 Min	6.3 Miles
Miami Airport	45 Min	37.4 Miles
441	2 Min	0.2 Miles
Fort Lauderdale Hollywood Airport	14 Min	9.3 Miles
Las Olas Boulevard	15 Min	6.6 Miles



PERMITTED USES 1



PERMITTED USES 2



W OAKLAND PARK BLVD

NW 19TH STREET

INTERSTATE 95

FLORIDA'S TPKE

N STATE RD 7

DOWNTOWN FORT LAUDERDALE

PORT EVERGLADES

INTERSTATE 595

ELEVATE

B R O W A R D

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FLORIDA'S TURN PIKE (TOLL ROAD)



Elevate Broward

816

OAKLAND PARK BOULEVARD

NW 21ST AVENUE

NW 19TH STREET



N STATE ROAD 7

441

NW 31ST AVENUE

SUNRISE BOULEVARD

N STATE ROAD 7

**ELEVATE
BROWARD**

NW 19TH STREET





ADAM DOCKTOR

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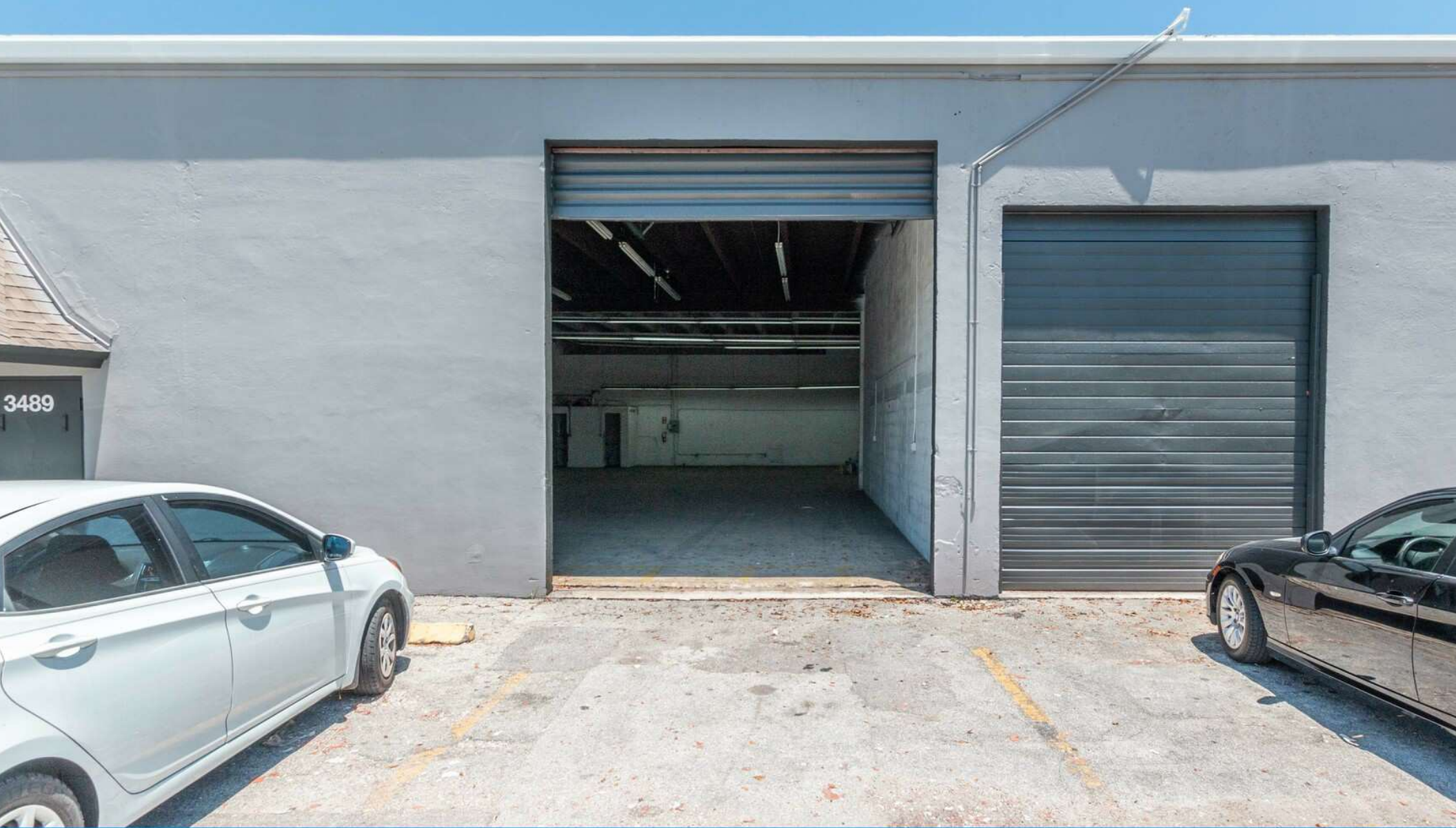
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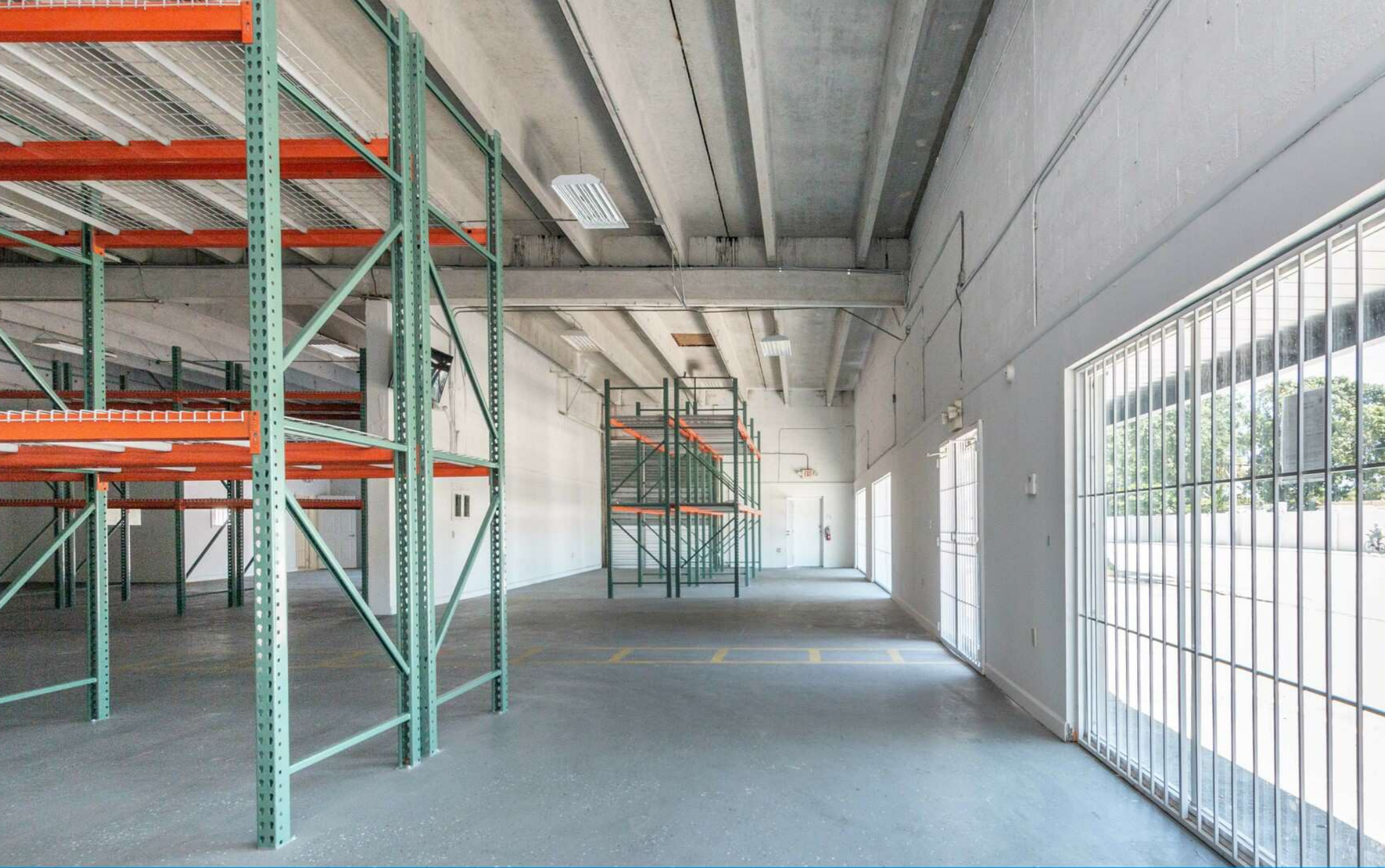
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