

FOR LEASE

HOLLYWOOD WAREHOUSE

4036 N 29TH AVENUE

Hollywood, FL 33020

PRESENTED BY:

JOEL A. KATTAN, SIOR

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O: 305.509.0412

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LEASE RATE	\$16.00 SF/YR NNN & CAM \$3.60/SF
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LOCATION OVERVIEW

Property is located in the South Florida Industrial Park in the heart of Hollywood and just west of I-95. The park offers immediate access to Fort Lauderdale/Miami Metro area and is within short distance to the Ft. Lauderdale International Airport and Port Everglades.

OFFERING SUMMARY

BUILDING SIZE:	46,772 SF
AVAILABLE SF:	2,500 SF
LOT SIZE:	19,600 SF
YEAR BUILT:	1975
ZONING:	IM-1
MARKET:	Broward
SUBMARKET:	Hollywood

PROPERTY HIGHLIGHTS

- +/- 2,500 SF Bay Available
- +/- 500 SF of Office Area
- Fully Air Conditioned
- One (1) Restroom
- One (1) Street Level Loading Door
- 3 Phase Power | 14' Clear
- Five (5) Parking Spaces

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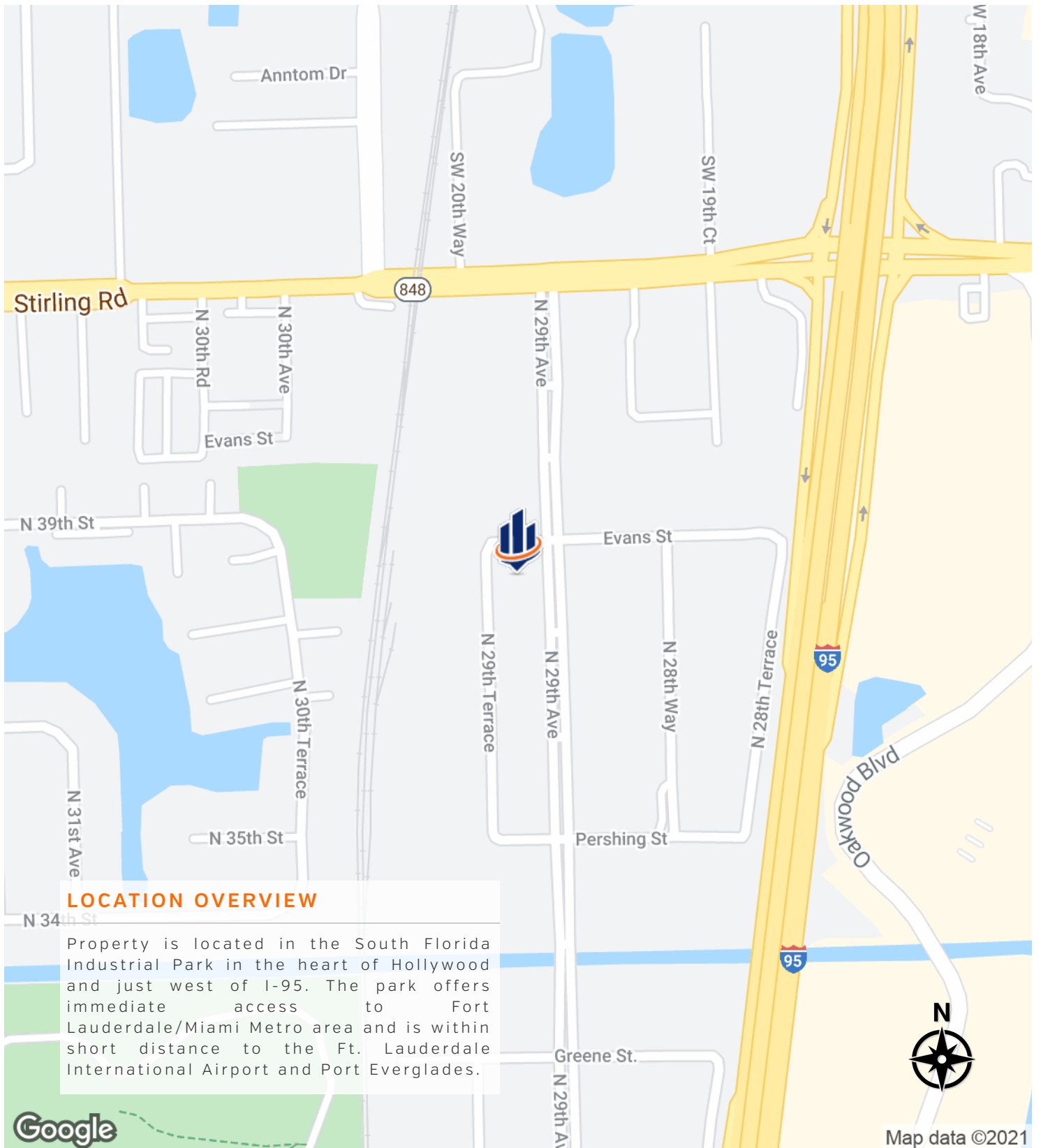
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