

~11,300 SF Warehouse FOR LEASE



2240 SW 34th St, Fort Lauderdale, FL 33312

PROPERTY FEATURES

- ⚡ • Heavy 3-phase power (over 1,000 amps 208/480V)
- 🚚 • 19' clear ceiling height
- ⾨ • 8 grade-level doors
- 🏠 • Single-tenant warehouse

SITE HIGHLIGHTS

- ████████ • ~10,000 SF fenced and paved yard
- 🏢 • Brand-new 600 SF air-conditioned office and kitchen
- 🅿️ • 20+ parking spaces
- 🛣️ • Minutes from I-95 and I-595

**Asking Rent: \$20 PSF NNN
+ \$5 PSF OPEX**

TRU STONE REALTY ADVISORS

Jake Zebede
305-975-0874

Jake@trustonebroker.com



Adolfo Safdie
305-399-8902

Adolfo@trustonebroker.com



Open Warehouse Plan
3 Phase Power ~1,000 AMPS, 208-480V

Fully Renovated
600 SF Office
Kitchenette
2 Bath



TRU STONE REALTY ADVISORS

Jake Zebede
305-975-0874
Jake@trustonebroker.com



Adolfo Safdie
305-399-8902
Adolfo@trustonebroker.com