





# ~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
-  • 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](mailto:Jake@trustonebroker.com)



**Adolfo Safdie**  
305-399-8902  
[Adolfo@trustonebroker.com](mailto: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](mailto:Jake@trustonebroker.com)



**Adolfo Safdie**  
305-399-8902  
[Adolfo@trustonebroker.com](mailto:Adolfo@trustonebroker.com)