

FOR SUBLEASE

Take Your Pick!

6682 OR 6830 NW 16TH TERRACE

Fort Lauderdale, FL 33309

PRESENTED BY:

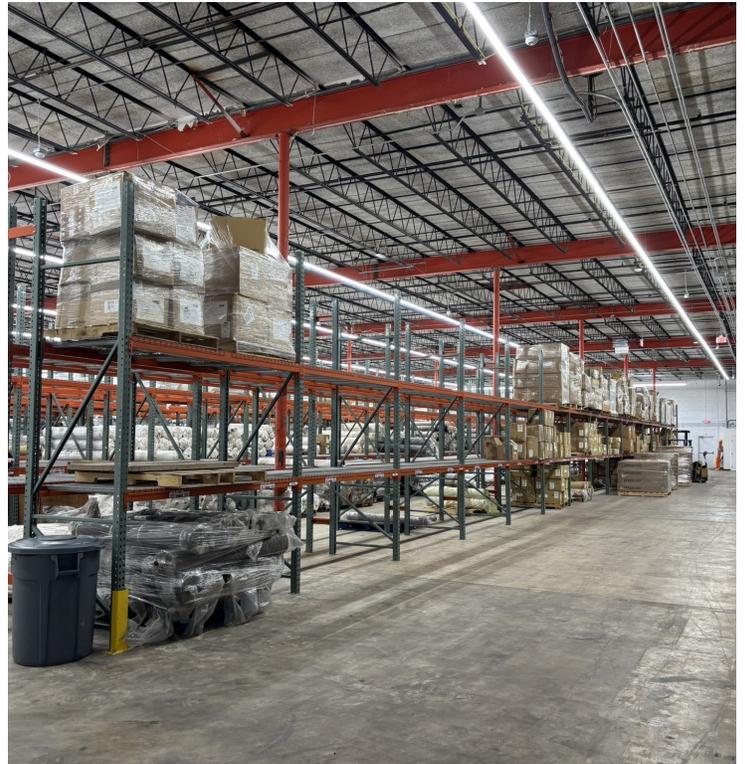
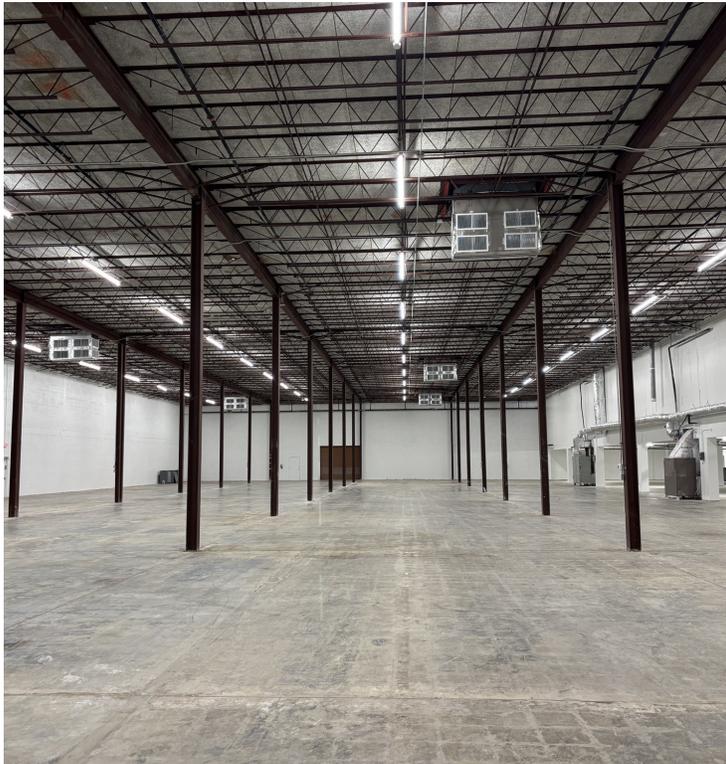
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PROPERTY SUMMARY



OFFERING SUMMARY

AVAILABLE SF:	37,301 or 41,179 SF
PARKING:	158 striped spots
LOADING DOORS:	Four (4) Dock High
WAREHOUSE CEILING HEIGHT:	18' & 22'
ZONING:	I-City of Fort Lauderdale
SUBLEASE TERM:	March 30, 2029
RENT:	6682: \$18.50/PSF Gross OR 6830: \$14.50/PSF Gross

PROPERTY DESCRIPTION

Sublandlord offers your choice of buildings: 6682 or 6830; 37,301 and 41,179 SF, respectively. Both are 100% AC with dock high loading. 6682 comes fully racked with 3,000 SF of office space. 6830 has 22' ceilings and a back up generator. Located in the Gateway Industrial Park/Cypress Creek Uptown District, the buildings have easy access to I-95 and the Florida's Turnpike. Perfect for high end manufacturing, climate controlled distribution.

PROPERTY HIGHLIGHTS

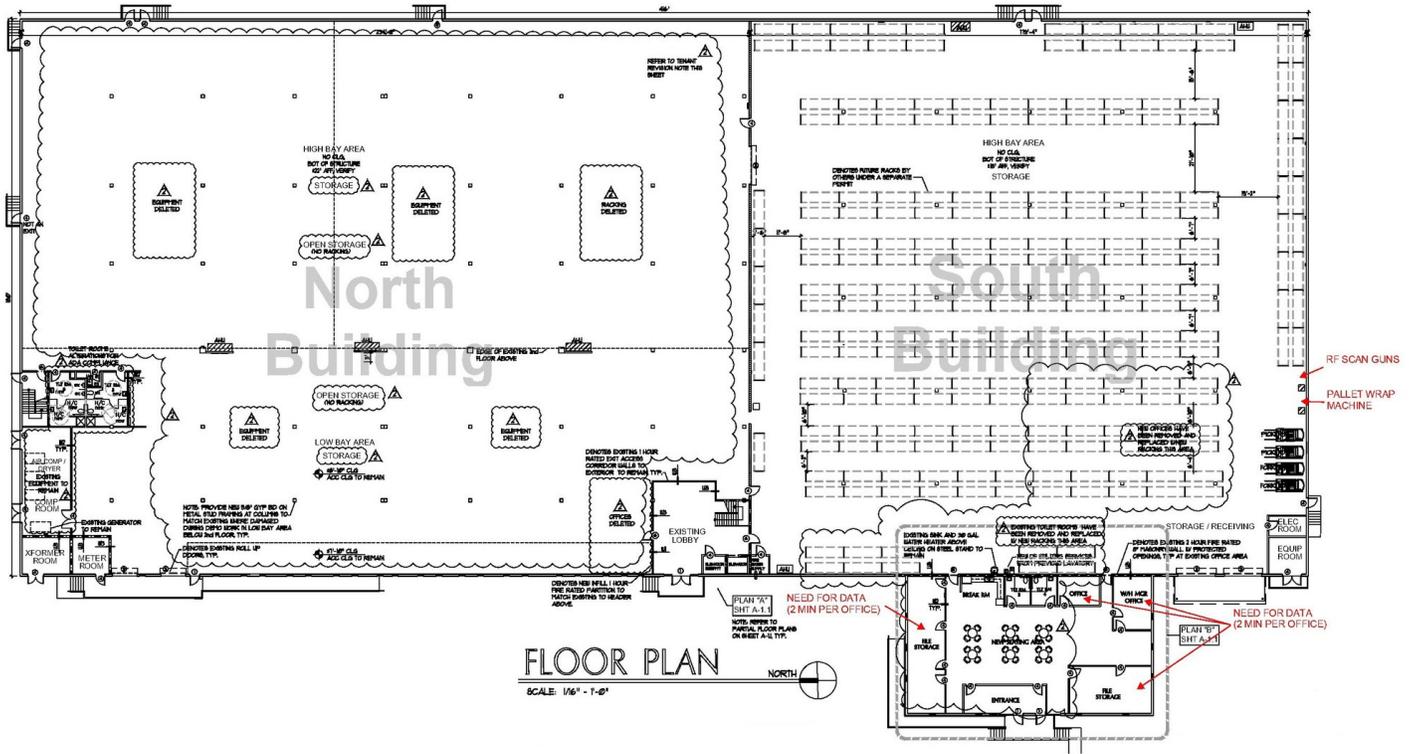
- Immediate Occupancy
- Fully Fire Sprinklered
- 100% A/C
- Dock High Loading
- Heavy 3-Phase Power
- Ample Parking
- 6682: Fully Racked

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FLOOR PLAN & ADDITIONAL PHOTOS



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