



PORT EVERGLADES AREA
46,865 SF FOR SUBLEASE

1700

ELLER
DRIVE

Fort Lauderdale, FL
33316





ABOUT THE BUILDING

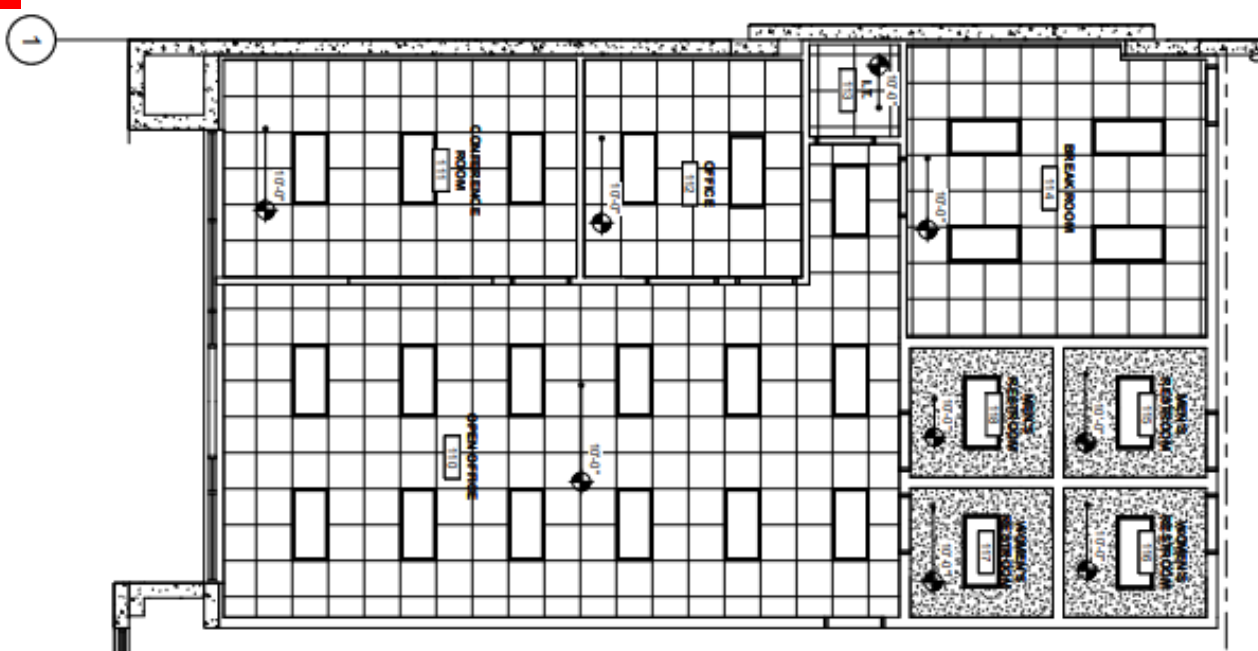
- 46,865 SF for Sublease in Port Everglades area
- 1,780 SF office
- 36' clear height
- 1/1,000 SF parking ratio
- ESFR sprinkler system
- 400 amps of 3-phase 480v power
- 185' private truck court
- 6 dock doors, 1 with pit leveler
- 1 oversized drive-in ramp
- Lease Rate: \$17.95 NNN, \$7.05 OpEx



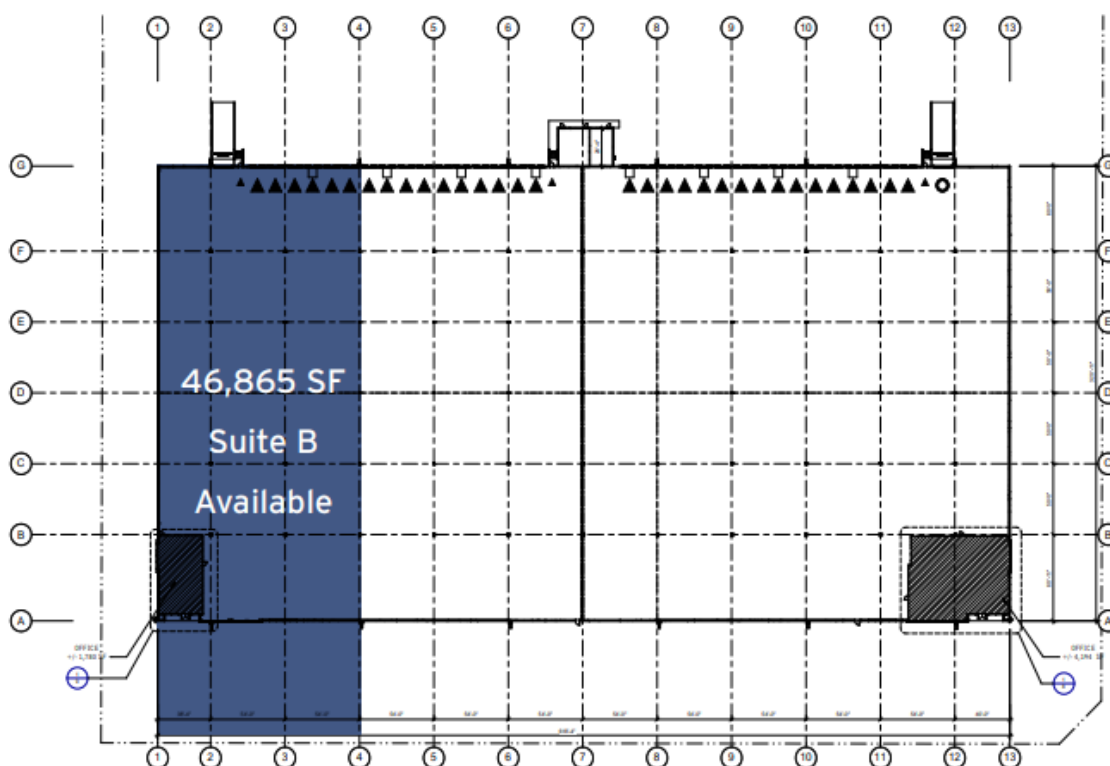
SITE PLAN



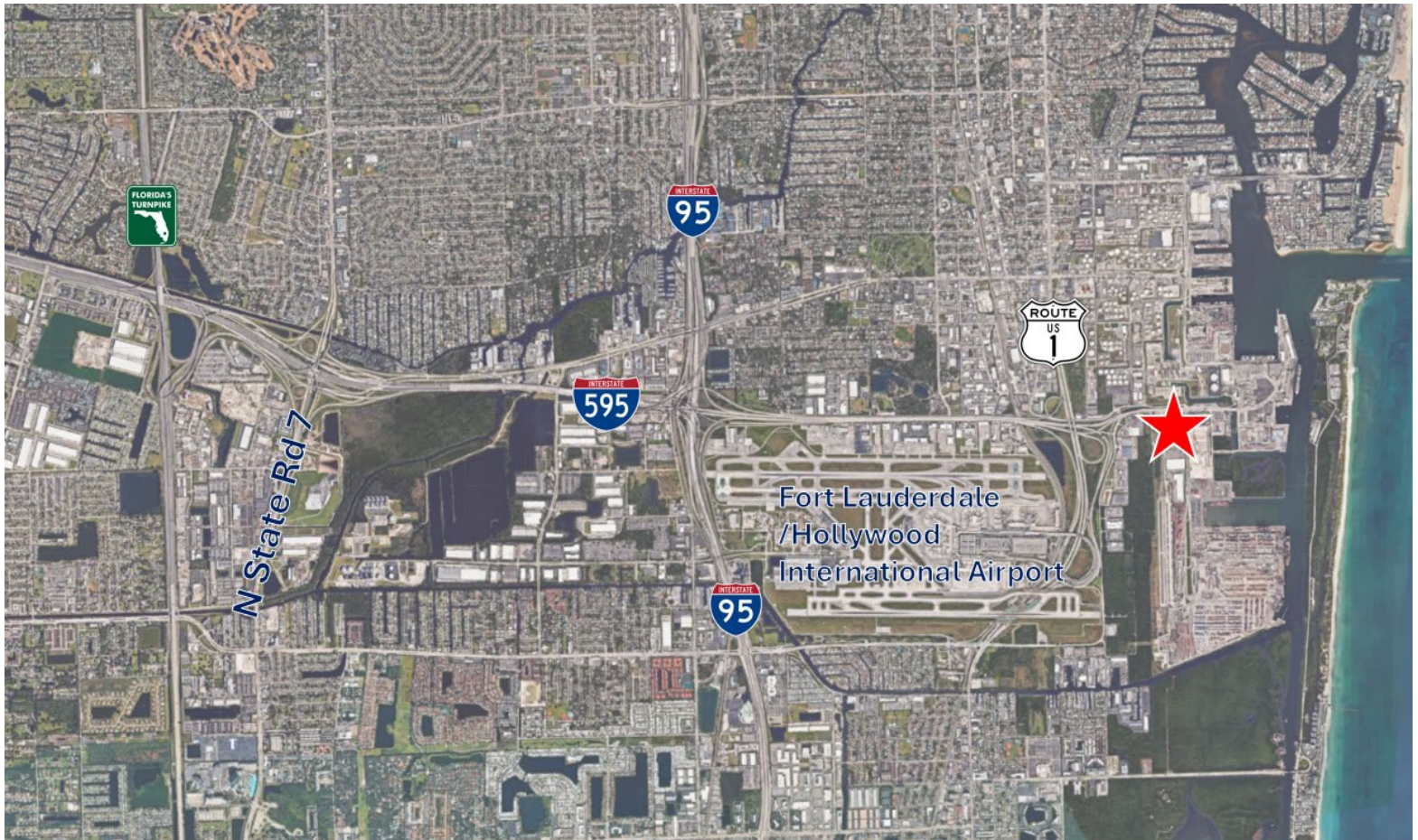
OFFICE FLOOR PLAN



BUILDING FLOOR PLAN



LOCATION OVERVIEW



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