

FOR SUBLEASE
Below Market Rate
\$13 PSF!

6830 NW 16TH TERRACE

Fort Lauderdale, FL 33309

PRESENTED BY:

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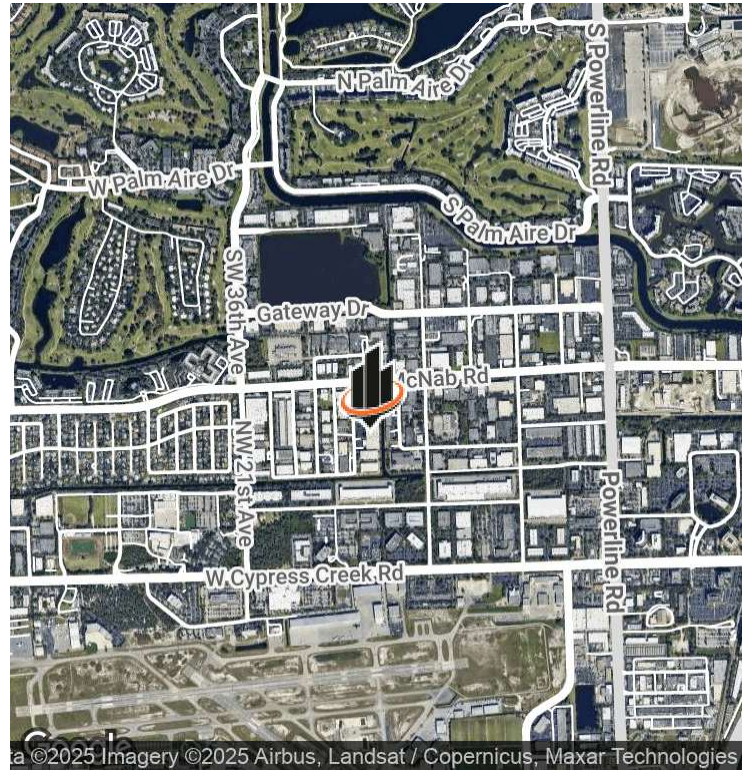
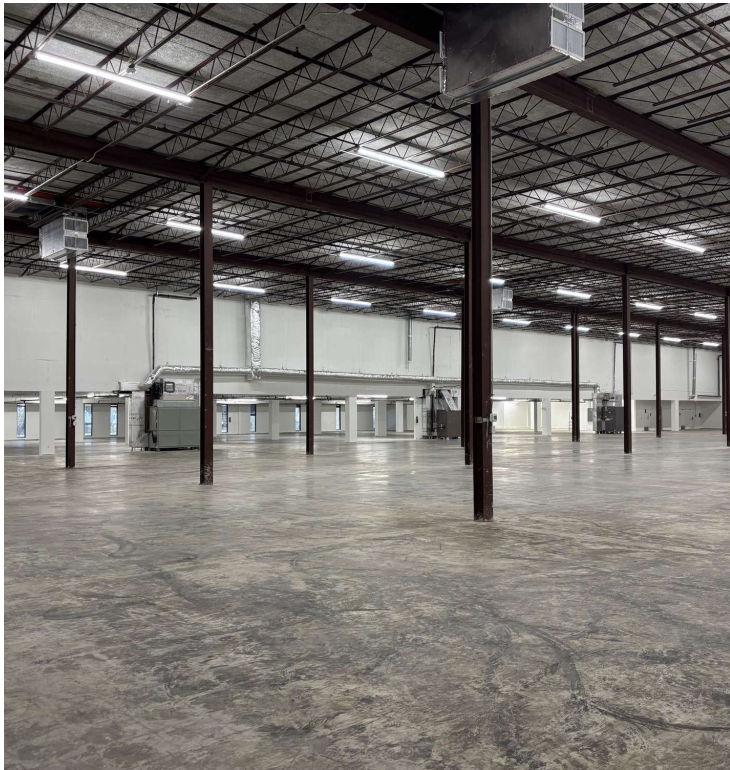
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PROPERTY SUMMARY



OFFERING SUMMARY

AVAILABLE SF:	41,179 SF
PARKING:	42 striped spots
LOADING DOORS:	Two (2) Dock High
WAREHOUSE CEILING HEIGHT:	24'
ZONING:	I-City of Fort Lauderdale
SUBLEASE TERM EXPIRES:	March 30, 2029
SUBLEASE RATE:	\$18.56 PSF GROSS
ESTIMATED CAM:	\$5.50 PSF
BASE RENT:	\$13.06 PSF

PROPERTY DESCRIPTION

Immaculate, clean warehouse/production space for sublease. Completely renovated and updated, new A/C, automated LED lighting, electric service, etc. Located in the Gateway Industrial Park/Cypress Creek Uptown District. Easy access to I-95 and the Florida Turnpike. Perfect for high end manufacturing, climate controlled distribution. Perfect for high end manufacturing, climate controlled distribution.

PROPERTY HIGHLIGHTS

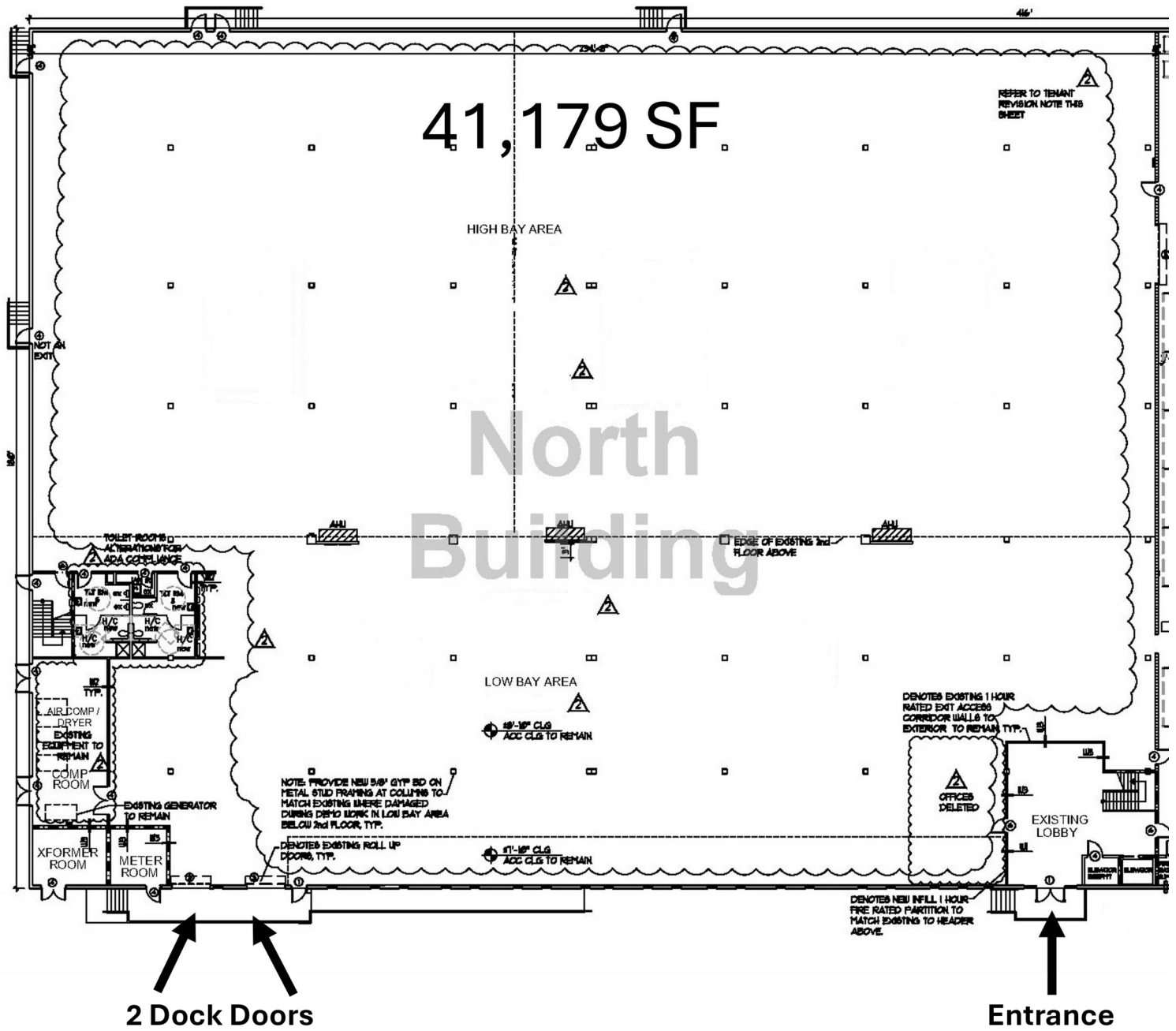
- Immediate Occupancy
- Fully Fire Sprinklered
- 100% A/C
- Dock High Loading
- Heavy 3-Phase Power
- Ample Parking

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FLOOR PLAN



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