

FLEX WAREHOUSE/OFFICE AT FLL INT'L AIRPORT

2600 SW 3RD AVE
FORT LAUDERDALE, FL 33315



4,350 SF AVAILABLE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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[@leesouthflorida](https://www.instagram.com/leesouthflorida)

EXECUTIVE SUMMARY

SECURE, VERSATILE SPACE WITH PRIME FORT LAUDERDALE ACCESS

Lee & Associates presents a versatile flex building located at 2600 SW 3rd Avenue in Fort Lauderdale just minutes from Port Everglades and Hollywood International airport. The property offers 4,350 square feet of office and industrial space ideal for a range of businesses seeking to be in the heart of Fort Lauderdale. The available space is split up as follows 3,800 SF of office with 550 SF warehouse, and an additional 2,200 SF of bonus shade structure.



For more information, please contact one of the following individuals:

MARKET ADVISORS

GREG MILOPOULOS

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PROPERTY HIGHLIGHTS



AVAILABLE: 4,350 SF

- Office, Warehouse, Yard Space
- 2 Grade Level Doors
- 14' Clear Ceiling Height



SOUTH BUILDING:

- 3,800 SF office
- 550 SF warehouse
- 2,200 SF shade structure (bonus space)
- Fully Fenced
- Surface Parking Space Recently Seal Coated & Striped

Can be leased together or subdivided based on your needs.



LOCATION:

- 0.6 mi to US-1
- 1.4 mi to I-595
- 1.5 mi to I-95
- 1.2 mi to FLL Int'l Airport Cargo
- 1.5 mi to Port Everglades

AVAILABLE SPACES FOR LEASE



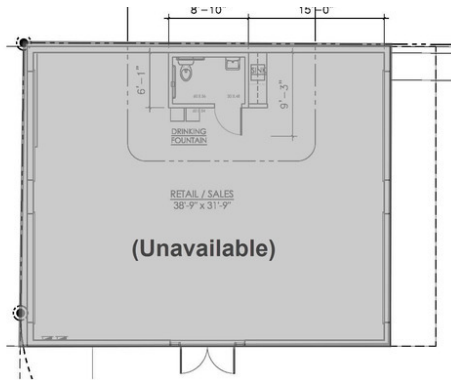
LEASE INFORMATION

LEASE TYPE:	Modified Gross	LEASE TERM:	3-7 Years
TOTAL SPACE:	4,350 SF	LEASE RATE:	\$25.00 SF/yr (Gross)

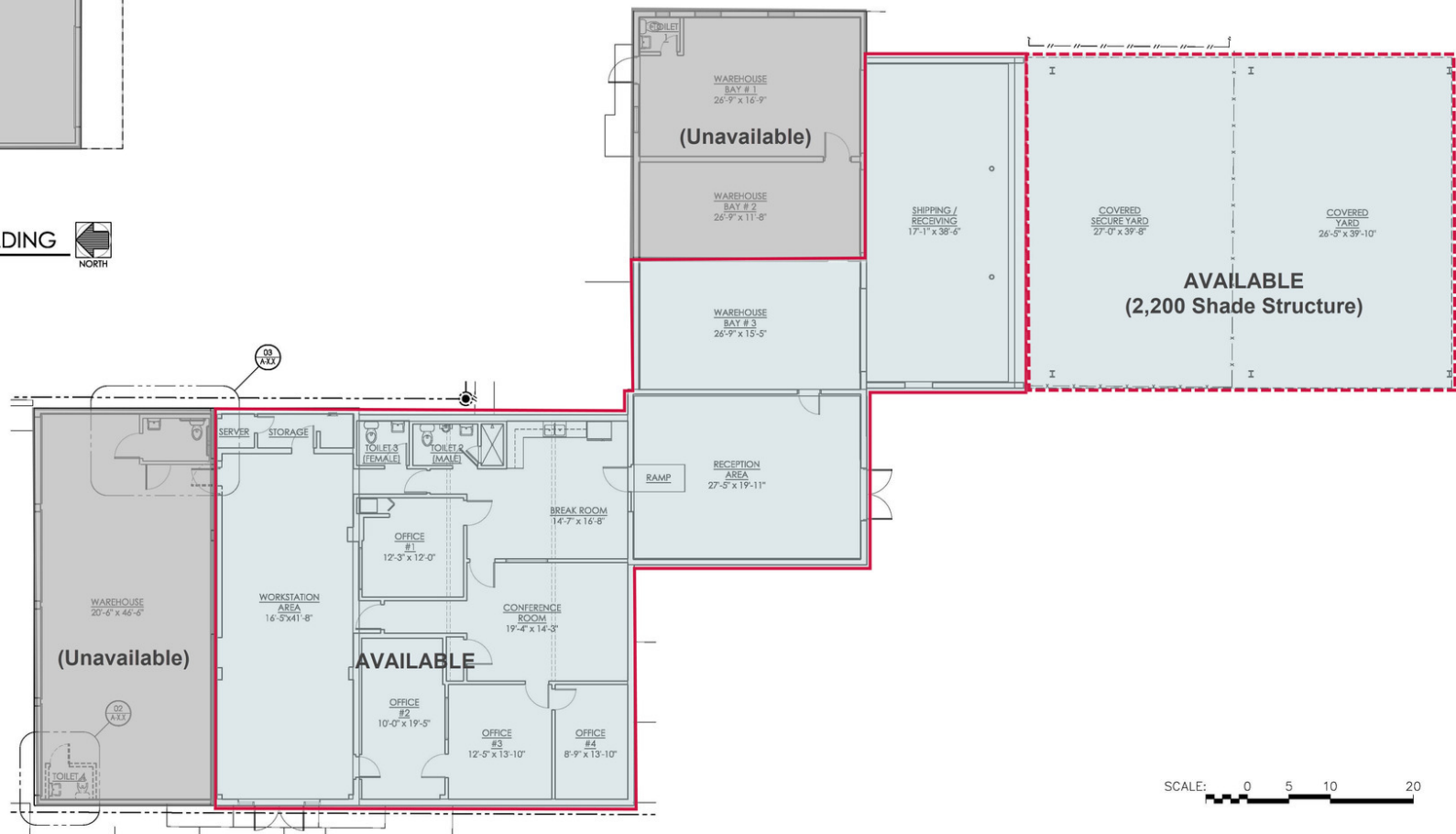
AVAILABLE SPACES

SUITE	SIZE (SF)	DESCRIPTION
■ South Building	4,350 SF	3,800 SF office, 550 SF warehouse, +2,200 SF shade structure (bonus space)

FLOOR PLAN



OUT PARCEL NORTH BUILDING



SCALE: 0 5 10 20

VERSATILE PROPERTY LAYOUT



FUNCTIONAL OFFICE SPACES



EXCEPTIONAL CONNECTIVITY

