



26,000 SF | 18,000 SF | 17,000 SF WAREHOUSE SPACE FOR LEASE  
6001 Powerline Road Fort Lauderdale, Florida, 33309



# Cypress Creek Warehouse

6001 Powerline Road, Fort Lauderdale, FL 33309

26,000 SF | 18,000 SF | 17,000 SF Space Available

(26,000 SF Space could be expanded by 9,000 SF to 18,000 SF)

32' Clear Height

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**The Rotella Group Inc.**  
COMMERCIAL REAL ESTATE



**26,000 SF | 18,000 SF | 17,000 SF WAREHOUSE SPACE FOR LEASE**

**6001 Powerline Road Fort Lauderdale, Florida, 33309**

The Rotella Group has been retained as the exclusive agent for the leasing of approximately **26,000 SF** , **18,000 SF** and **17,000 SF** of space located in the Southeast Florida Market.

**26,000 SF available space features:**

- 32' clear height
- 4 dock loading doors
- 5 van loading doors
- Columns spacing 27' to 29'
- 26 dedicated parking spots
- Could be expanded to additional 18,000 SF
- \$16 NNN + \$4.65 Expenses PSF

**18,000 SF available space features:**

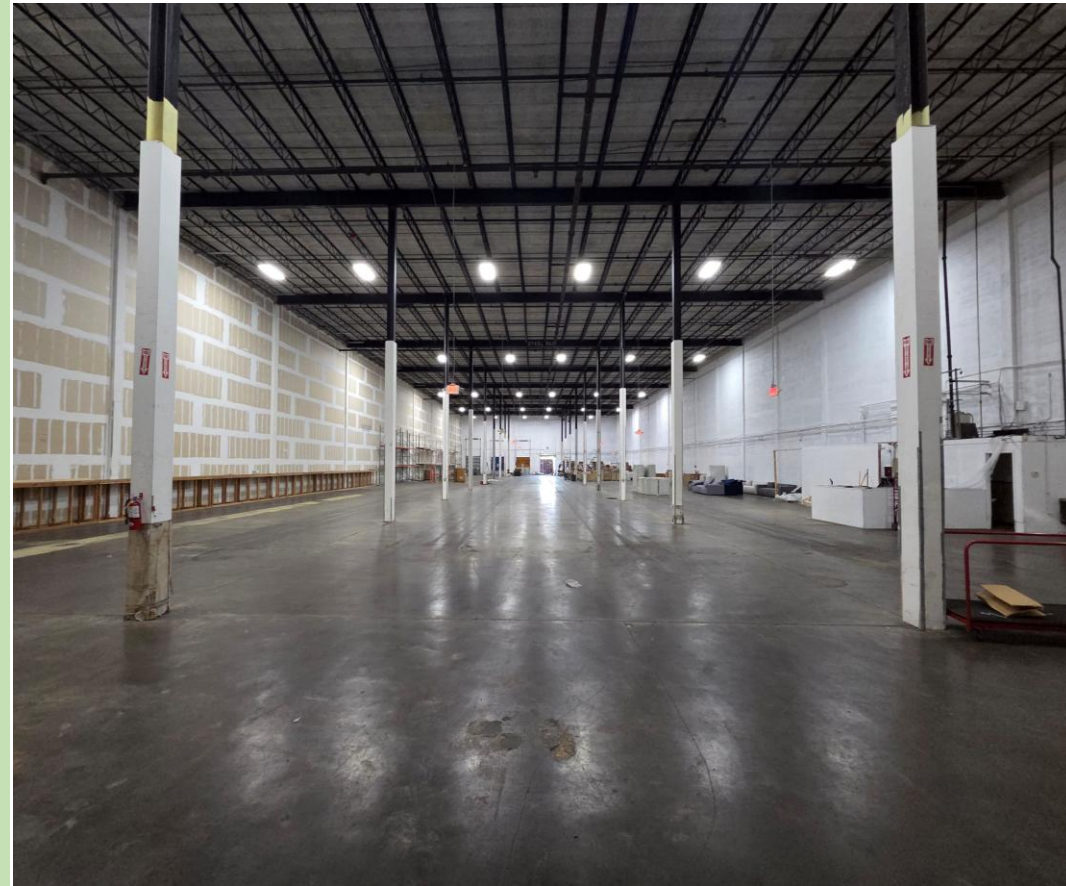
- Can be expanded by up to 9,000 SF to 18,000 SF
- 32' clear height
- 4 dock loading doors
- Columns spacing 27' to 29'
- Sublease – AAW (All American Windows)
- \$18 NNN + \$4.65 Expenses PSF

**17,000 SF available space features:**

- Ceiling heights ranging 13' to 17' clear
- Ability to climate control the space
- 2 van loading docks available with platform
- \$16 MG

**BUILDING:**

- Fully sprinklered
- Building signage
- Lighted intersection Cypress Creek Rd & Powerline Rd
- High visibility on Powerline Rd
- New Roof under warranty
- Newly paved & redone Parking field- AMPLE PARKING



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Situated on 7.1 acres, the property offers 210 parking spaces with prominent building signage at the highly visible southwest corner of Cypress Creek Road and Powerline Road, just 3/4 of a mile from I-95.

26,000 SF CAN BE EXPANDED BY 9,000 SF TO 18,000 SF

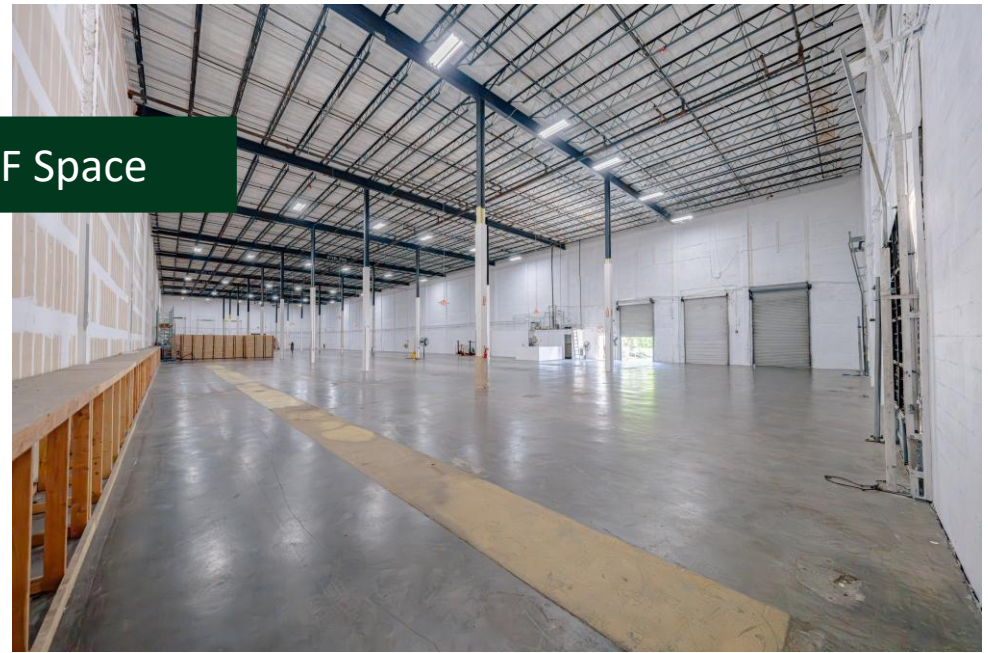
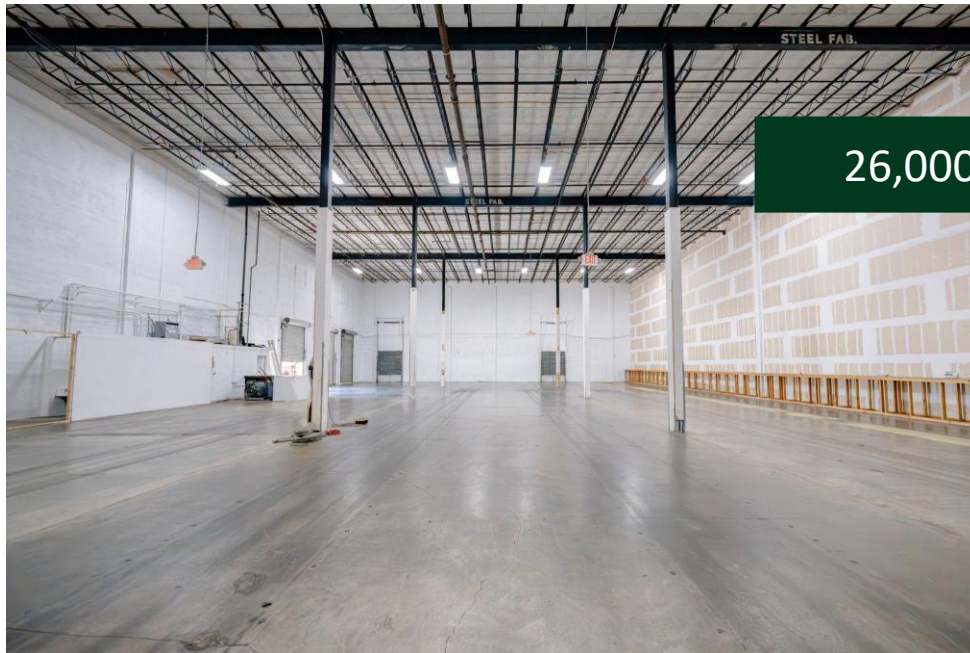


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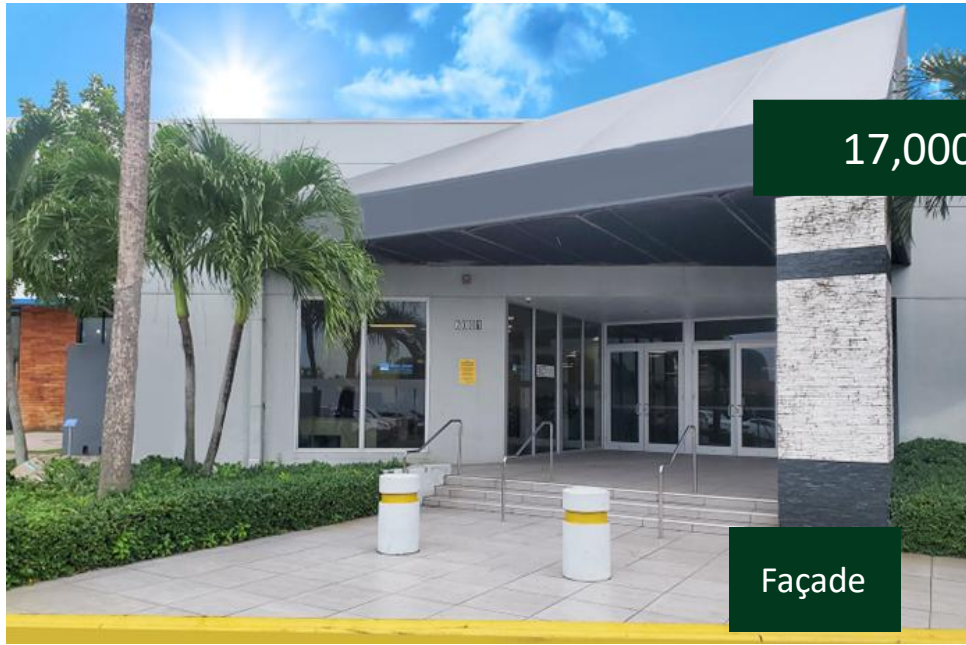


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17,000 SF Space

Façade



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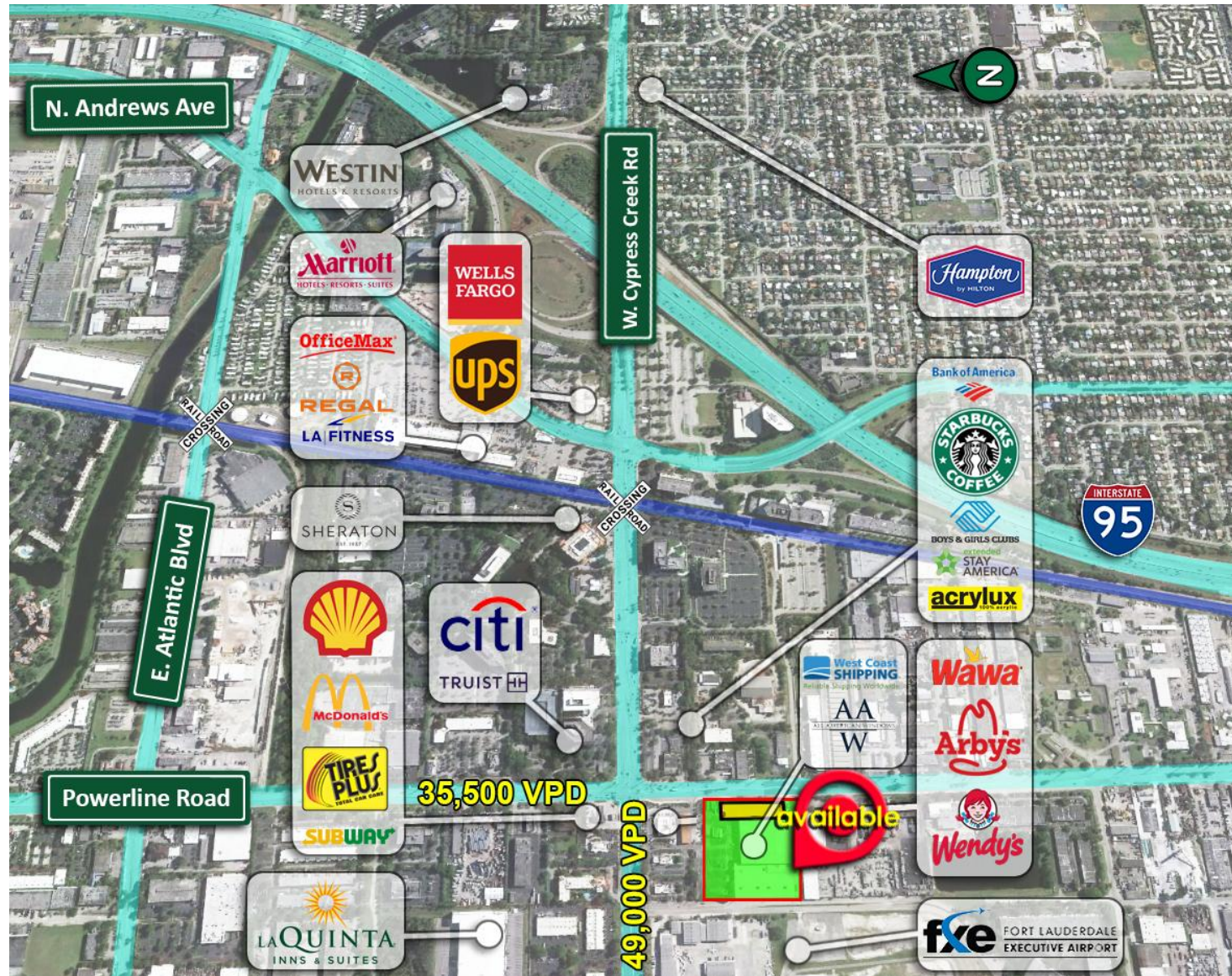
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Fort Lauderdale is Broward County's largest city and a major business hub, home to more than 186,000 residents and roughly 6,000 high-tech companies.

Known for its strong economic growth, pro-business environment, and unbeatable South Florida lifestyle, Fort Lauderdale continues to attract top employers, investors, and talent.

From its year-round climate and natural beauty to its vibrant dining, shopping, and cultural scene, the city delivers the live-work-play environment companies and consumers are looking for.

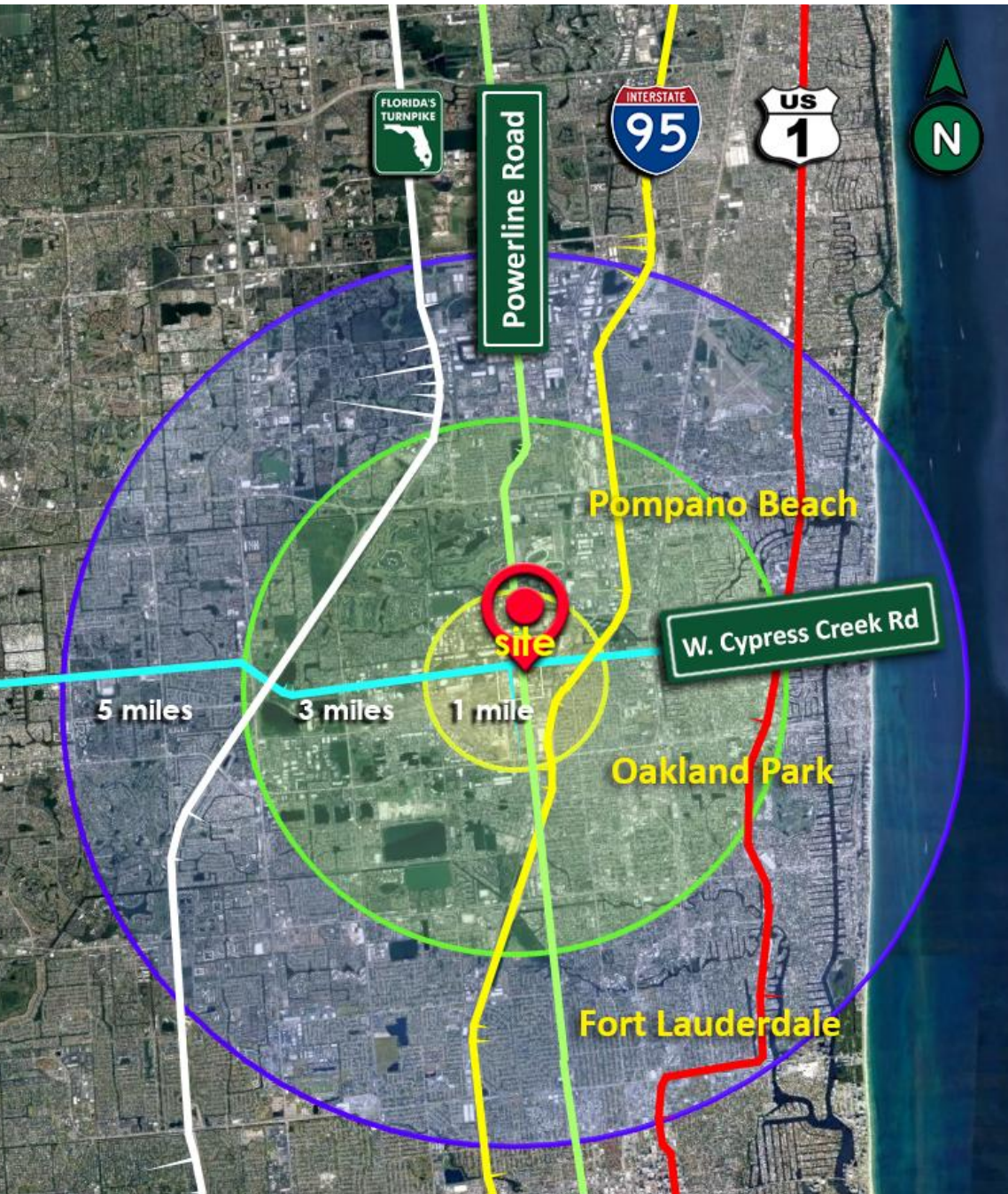


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### Demographics

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
EST POPULATION	4,045	130,280	413,658
AVG HH INCOME	\$86,002	\$99,097	\$101,827
MEDIAN AGE	39.4	42.0	43.8
TOTAL BUSINESSES	2,582	12,524	28,686
TOTAL EMPLOYEES	30,166	113,708	234,050
TOTAL DAYTIME POP	29,269	171,869	432,108

Source: Esri

### Traffic Counts

Powerline Road
35,000 AADT
W Cypress Creek Road
49,000 AADT

Source: FDOT

### LOCATION HIGHLIGHTS

- 5 minutes to I-95
- Walking distance to Tri-Rail
- Directly on established bus route
- 6 minutes to Harrah's Casino
- Minutes from multiple QSR dining options
- 7 minutes to Fort Lauderdale Executive Airport

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Site plan



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Commercial Real Estate Brokers

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