

BRIDGE POINT FLL LOGISTICS

3303 SW 12TH AVENUE
Fort Lauderdale, Florida 33315



AVAILABLE FOR SUBLEASE

35,500 SF AVAILABLE



IMMEDIATE
Airport Access



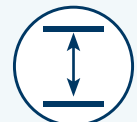
GREAT INTERSTATE
Access



IMMEDIATE
Occupancy



LOADING
Dock-High & Drive-in

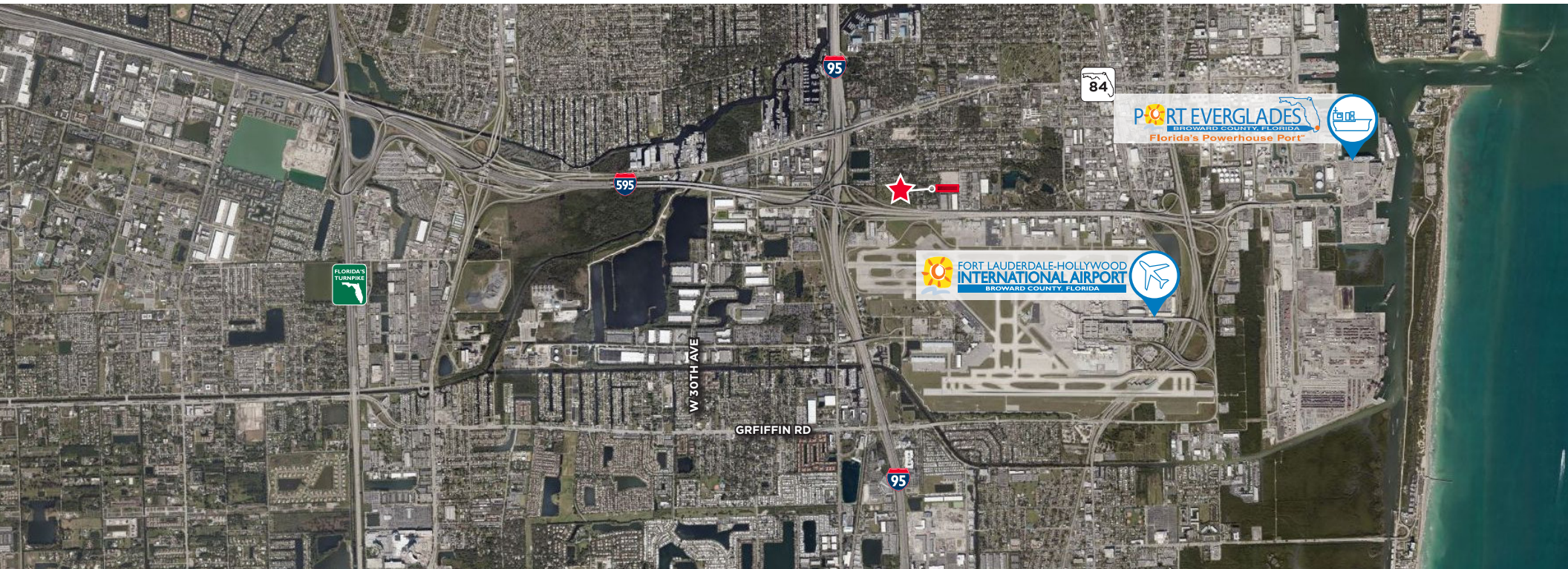


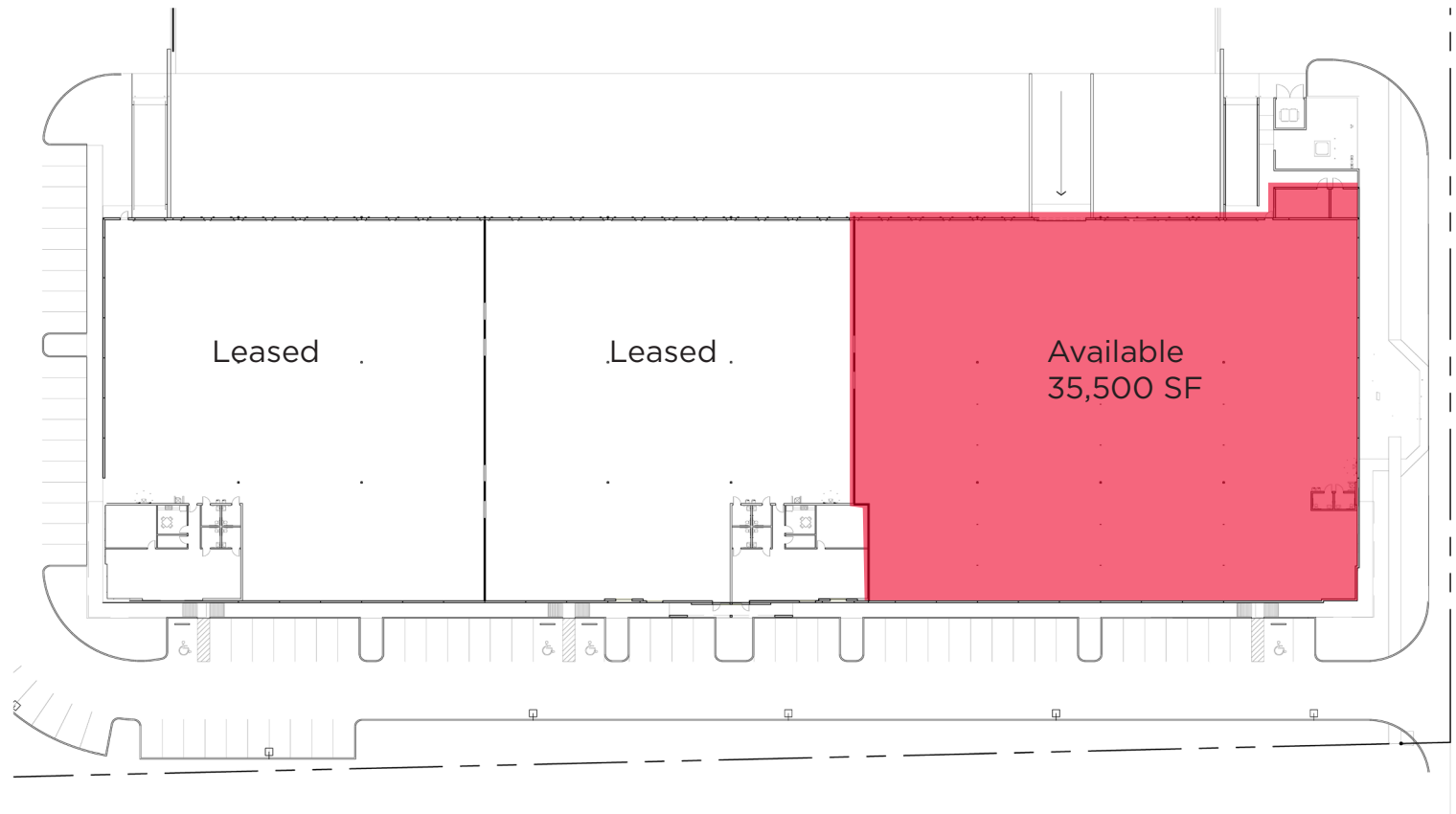
32 FEET
Clear Height

HIGHLIGHTS

TOTAL BUILDING SF	81,964 SF
AVAILABLE SF	35,500 SF
LEASE RATE	\$15.00 NNN, \$4.50 Exp.
OCCUPANCY	Immediately
SUBLEASE EXPIRATION	April 30, 2027

LOADING	10 Dock height doors
DRIVE-INS	1 - 12'x14' drive-in door and 1 - oversized drive-in door
OFFICE	Two (2) Restrooms
FIRE PROTECTION	ESFR
CLEAR HEIGHT	32'
ZONED	IROM-AA
CONSTRUCTION	Tilt Wall





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DRIVE TIMES

	Distance	Time
I-95	0.5 miles	1 minute
Florida's Turnpike	2.5 miles	3 minutes
Port Everglades	4.0 miles	10 minutes
Fort Lauderdale-Hollywood International Airport	4.4 miles	10 minutes
Port of Miami	25.3 miles	29 minutes
Miami International Airport	26.7 miles	27 minutes



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