

INDUSTRIAL FLEX SPACE

+/- 5,000 SF CORNER UNIT FOR LEASE

4700 PROSPECT RD, FORT LAUDERDALE, FL 33309



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**CENTRAL
COMMERCIAL**
REAL ESTATE

EXECUTIVE SUMMARY

RENTAL RATE

\$18.50 /SF/YR

PRODUCT TYPE

Office/Warehouse

OF EXISTING BUILDINGS

1

PROPERTY ADDRESS

4700 Prospect RD

Fort Lauderdale, Florida 33309

SUBTYPE

Retail, Shipping, Flex Space, Office

BUILDING SF

+/- 5,000 SF

SUB-MARKET

Fort Lauderdale

POWER

3 Phase

OFFICE SF

+/- 3,300 SF

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PROPERTY OVERVIEW



4700 PROSPECT RD OVERVIEW

Corner unit +/- 5,000 SF Flex Space is available in Ft Lauderdale Executive Industrial Airpark. Equidistant and proximate to Florida's Turnpike and I-95. The front of the building has a traditional office setting with +/- 3,300 SF under air. The warehouse section = +/- 1,700 SF features two 16' x 12' tall roll-down doors at grade and 24' clear ceilings, with an efficient floor plan for managing inventory and shipments.

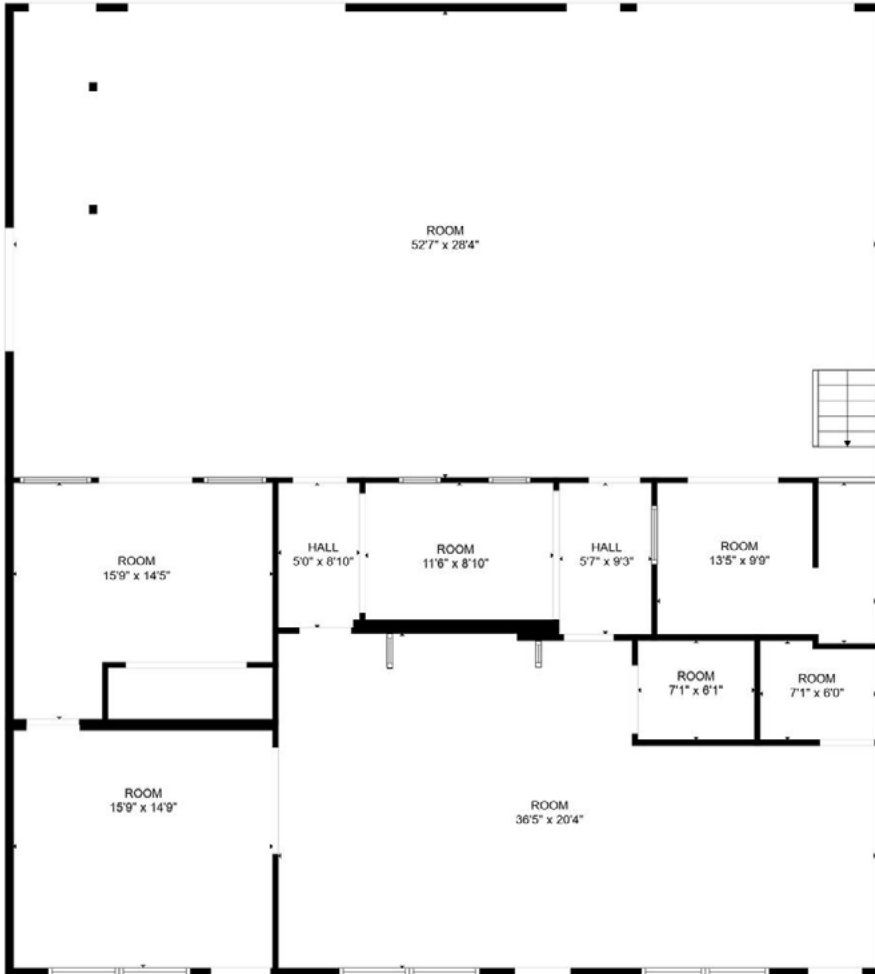
KEY PROPERTY HIGHLIGHTS

- / Nine assigned parking spaces
- / 24' Ceiling Height
- / Corner Unit
- / Office fully A/C
- / Two 16' x 12' Roll-down Doors At Grade
- / Flex Space- Office/Warehouse
- / Located between I-95 and Florida's Turnpike

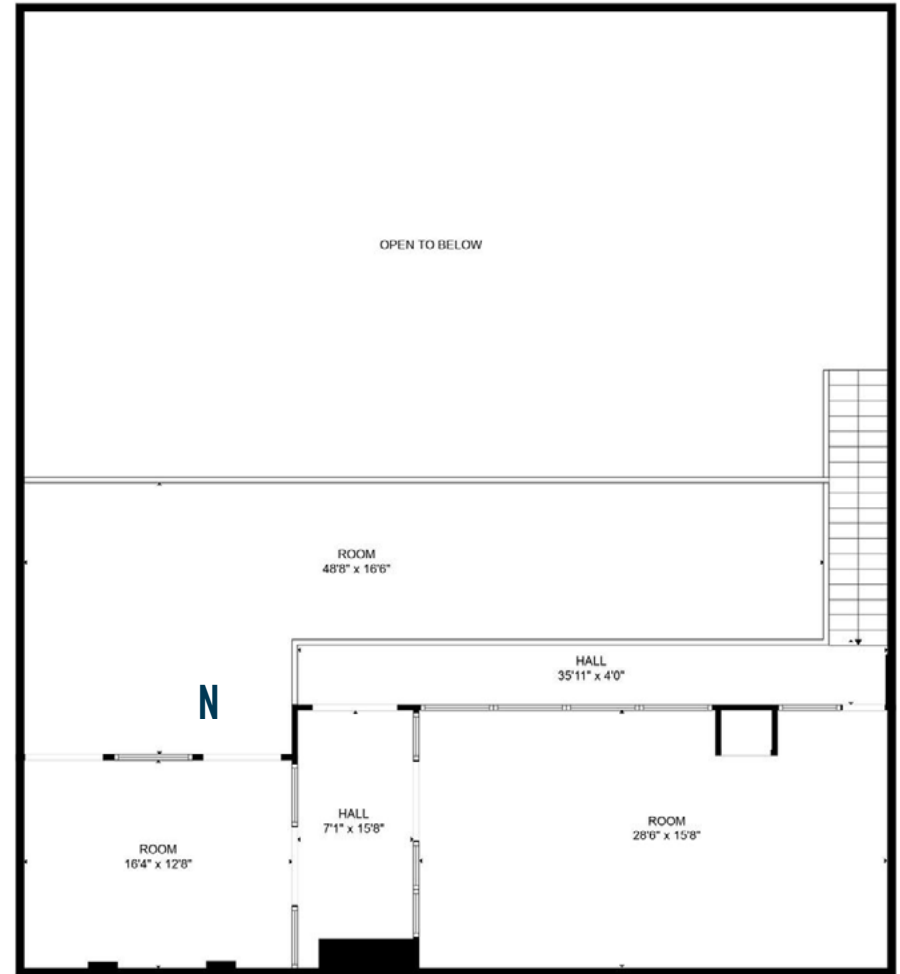


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FLOOR PLAN



FLOOR 1

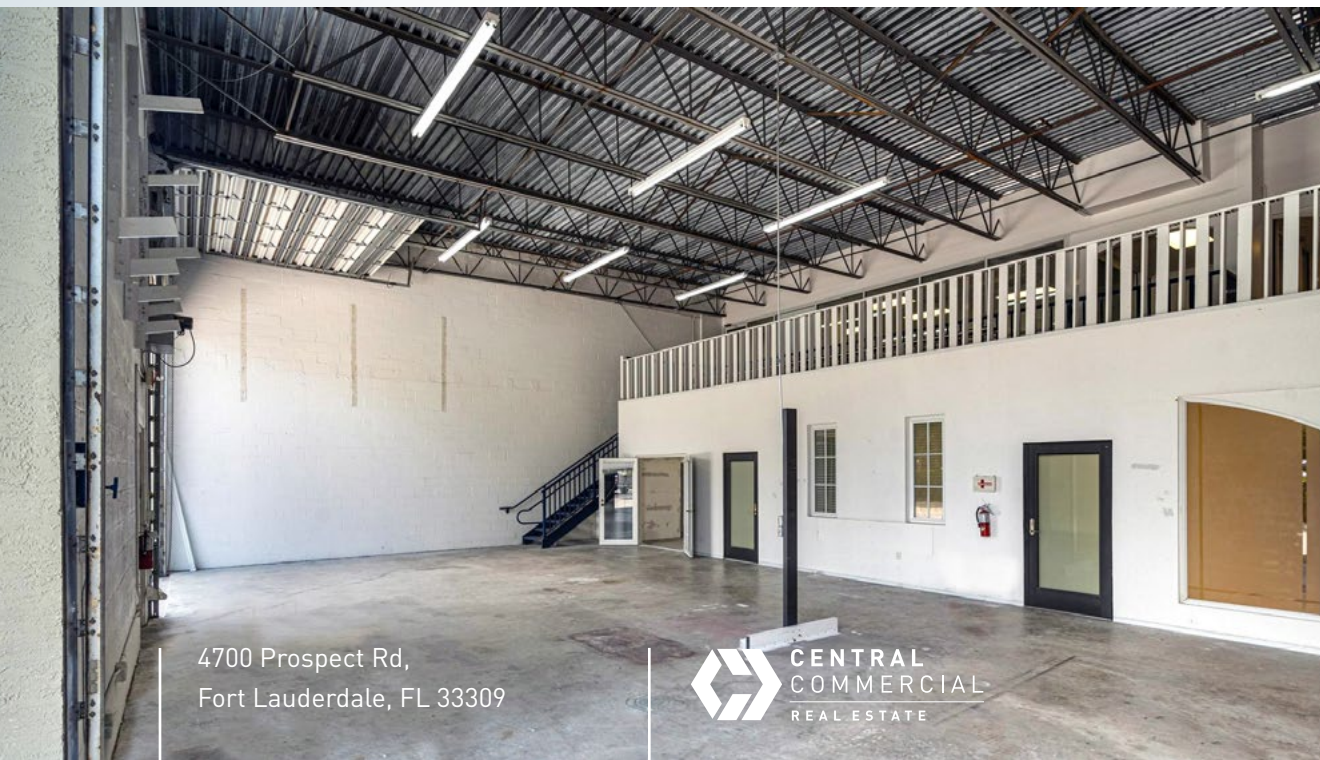
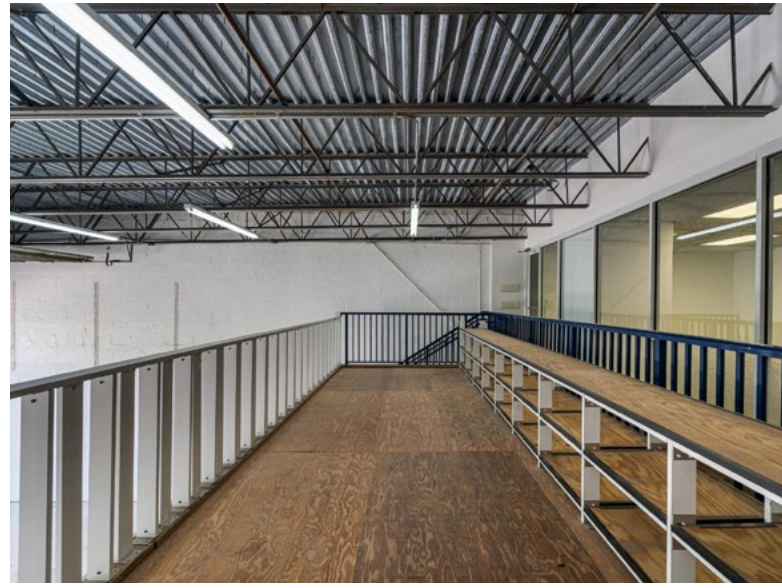


FLOOR 2

4700 Prospect Rd,
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WAREHOUSE PHOTOS



4700 Prospect Rd,
Fort Lauderdale, FL 33309



OFFICE PHOTOS



4700 Prospect Rd,
Fort Lauderdale, FL 33309



WEST AERIAL

Fort Lauderdale
Executive Airport

Commercial Blvd

Prospect Rd



4700 Prospect Rd,
Fort Lauderdale, FL 33309



EAST AERIAL

Powerline Rd



Prospect Rd



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CONTACT INFORMATION

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