

FLEX WAREHOUSE/OFFICE AT FLL INT'L AIRPORT

2600 SW 3RD AVE
FORT LAUDERDALE, FL 33315



2,300 - 6,650 SF AVAILABLE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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ROXANA TOTA

Brokerage Team Support Specialist

786.461.4490

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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 between 2,300 to 6,650 square feet of office and industrial space ideal for a range of businesses seeking to be in the heart of Fort Lauderdale. The south property includes 3,800 SF of office with 550 SF warehouse, and an additional 2,200 SF of bonus shade structure, while the north property features 1,300 SF of retail space with 1,000 SF warehouse and 12,730 sf of fully fenced & paved yard area.



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

MARKET ADVISORS

GREG MILOPOULOS

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PROPERTY HIGHLIGHTS



AVAILABLE: 2,300 - 6,650 SF
Office, Warehouse, Yard Space
4 Grade Level Doors
14' Clear Ceiling Height
12 Surface Parking Spaces



SOUTH BUILDING:

3,800 SF office
550 SF warehouse
2,200 SF shade structure (bonus space)
Fully Fenced

NORTH BUILDING:

1,300 SF office/retail
1,000 SF warehouse
6,400 SF fully fenced & paved yard

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



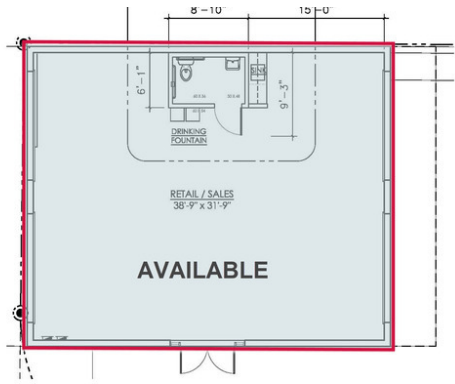
LEASE INFORMATION

LEASE TYPE:	Modified Gross	LEASE TERM:	3-7 Years
TOTAL SPACE:	2,300 - 6,650 SF	LEASE RATE:	\$25.00-\$28.00 SF/yr (Buildings) \$5.00 SF/yr (Land)

AVAILABLE SPACES

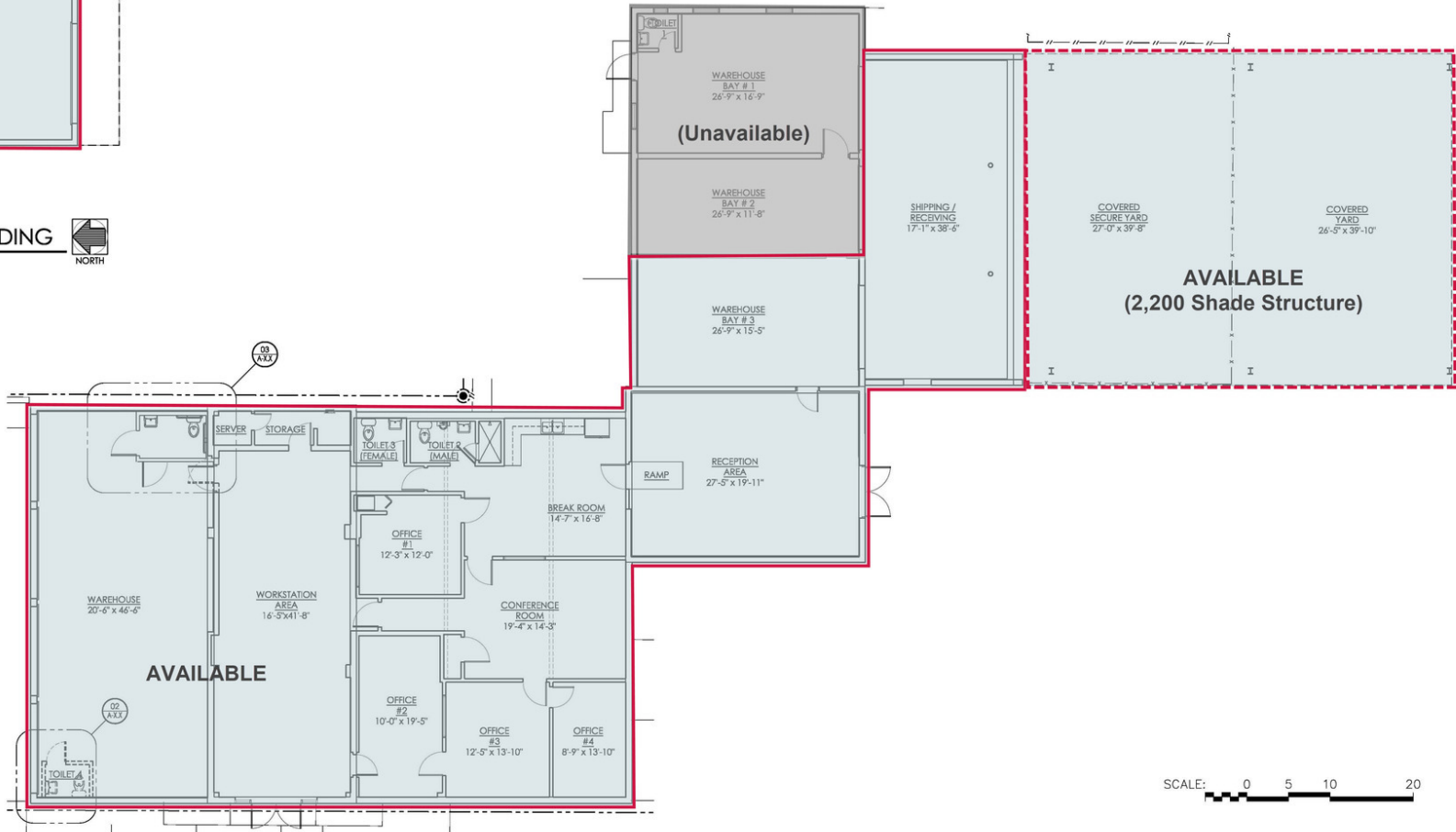
SUITE	SIZE (SF)	DESCRIPTION
■ South Building	4,350 SF	3,800 SF office, 550 SF warehouse, +2,200 SF shade structure (bonus space)
■ North Building	2,300 SF	1,300 SF office/retail, 1,000 SF warehouse, and an additional 12,730 sf of fully fenced & paved yard.

FLOOR PLAN



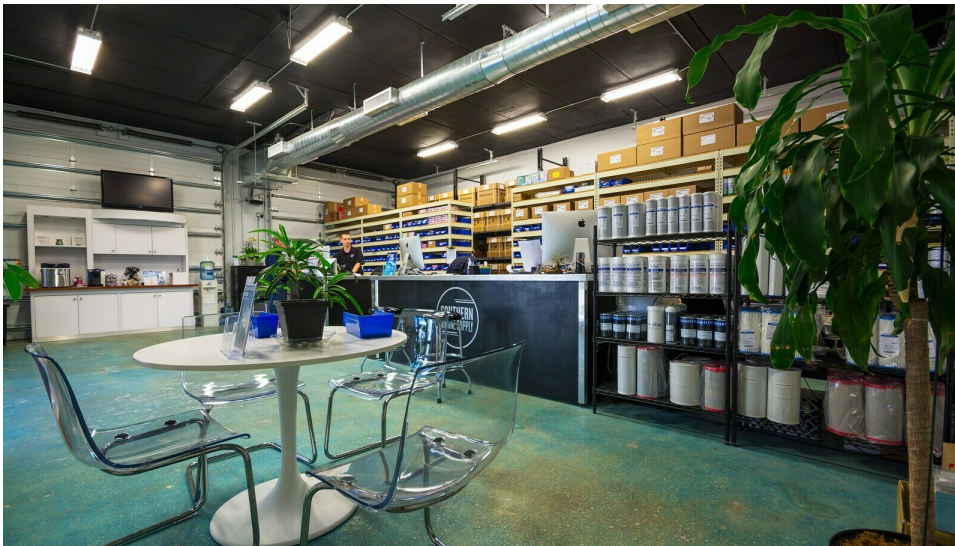
OUT PARCEL NORTH BUILDING

NORTH



SCALE: 0 5 10 20

VERSATILE PROPERTY LAYOUT



FUNCTIONAL OFFICE SPACES



EXCEPTIONAL CONNECTIVITY

