

# 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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# 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 south property includes 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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### CHRISTIAN BAENA

Senior Vice President  
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### ROXANA TOTA

Brokerage Team Support Specialist  
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## PROPERTY HIGHLIGHTS



### AVAILABLE: 4,350 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

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



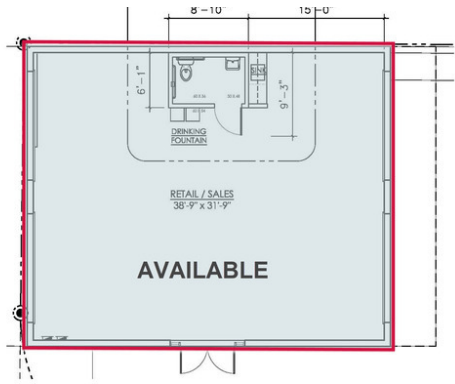
## LEASE INFORMATION

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

## AVAILABLE SPACES

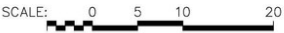
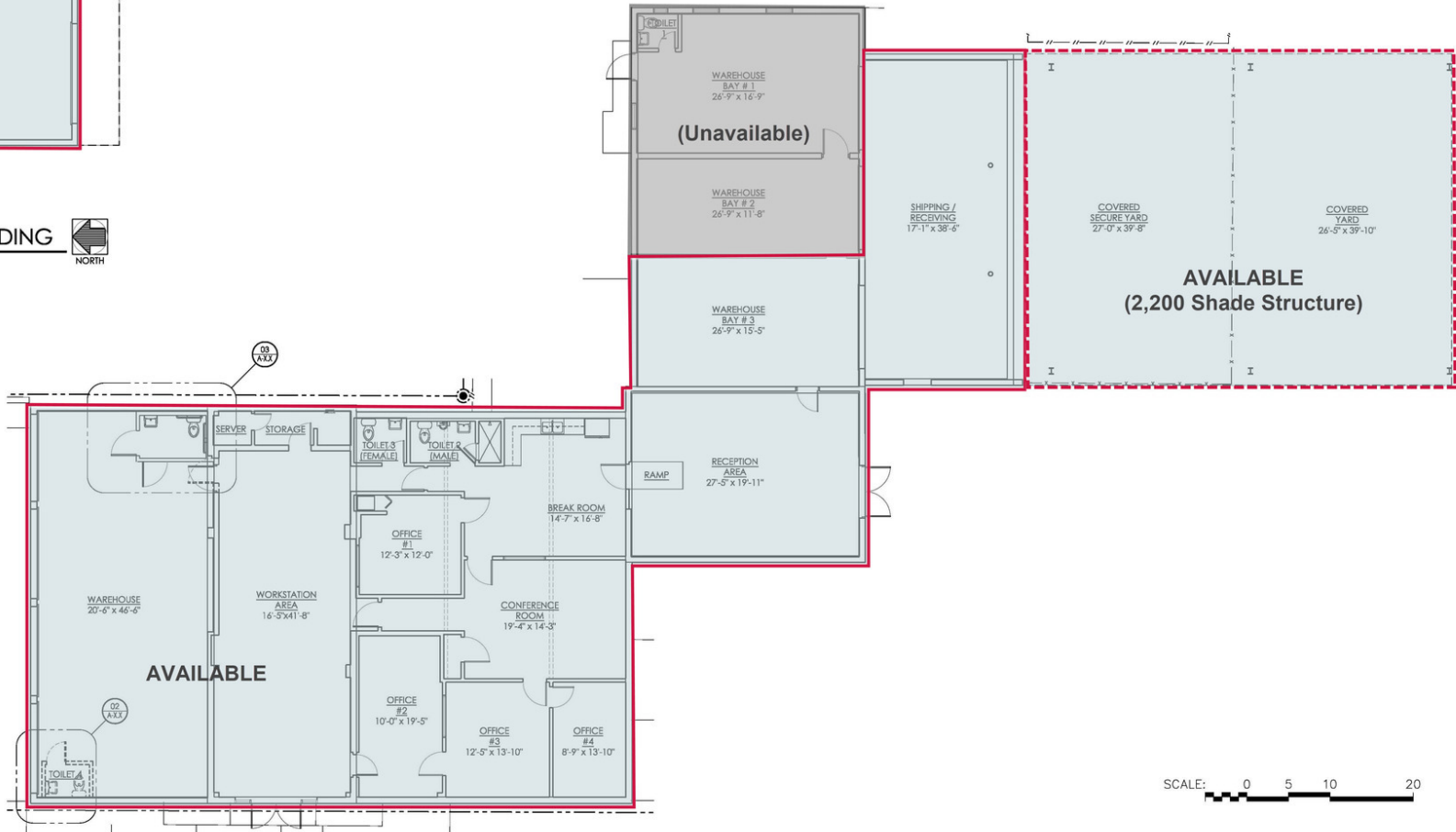
SUITE	SIZE (SF)	DESCRIPTION
■ South Building	4,350 SF	3,800 SF office, 550 SF warehouse, +2,200 SF shade structure (bonus space)

# FLOOR PLAN



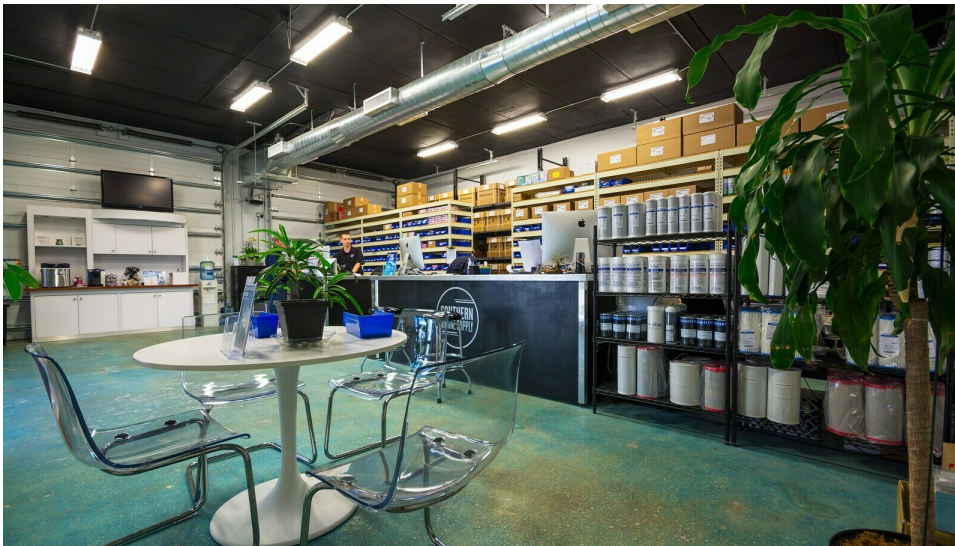
OUT PARCEL NORTH BUILDING

NORTH





# VERSATILE PROPERTY LAYOUT





# FUNCTIONAL OFFICE SPACES





# EXCEPTIONAL CONNECTIVITY

