



Contact Us:

Freestanding Warehouse Fronting Powerline Road with Grade Loading, Oversized Dock Bays, High Ceilings, Outdoor Storage!

Flexible Lease Terms - 43,980 SF Available

Paul Levine

Licensed Real Estate Broker

Cell. (954) 516-0000

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p.levine@commercialspace-realty.com

www.commercialspace-realty.com



6701 Powerline Road, Fort Lauderdale, FL 33309

Property Highlights:

- High Ceilings with a CLEAR Ceiling Height Of 20'FT, Spraybooth ; AC To Be Negotiated!
- Mostly Open Warehouse Area Equipped with Fire Sprinklers and 3-Phase Heavy Power!
- ±10% Office Space with Reception, Multiple Offices, Private Bathrooms and Showroom!
- Plenty of Parking and Outdoor Storage, Mostly Gated and Excess Open Space!
- Easily accessible, located minutes away from both FL Turnpike and i-95!
- 3 Grade level bays, front, side & rear! 6 Oversized dock high bays in the rear!
- Square Feet: 43,980 SF | Zoning: i [Industrial]
- Asking: \$17.50 NNN + \$4.26 OPEX + Sales Tax

Contact us today for more details...



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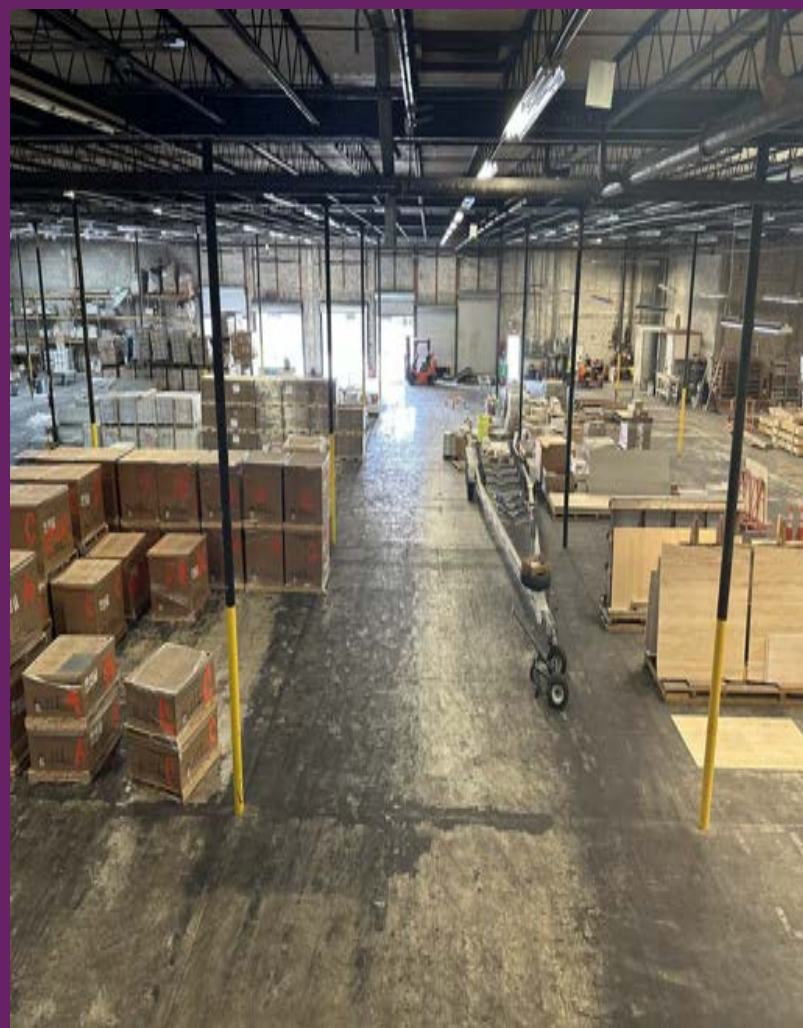


Commercial Space Realty, LLC
1441 SW 29th Ave, Pompano Beach
FL 33069

(954) 516-0555

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Property Features:

Zoning allows a variety of usages! Currently used as manufacturing/distribution. Great for heavy equipment, high end auto, retail & many others with ± 218 FT fronting Powerline Road in Fort Lauderdale!

Centrally located between Palm Beach, Broward & Miami/Dade counties!

Easily accessible; just off powerline road!
 ± 1 Mile away from i-95!
 ± 4 Miles from the FL Turnpike!
 ± 4 Miles from 441/SR-7!

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Property Overview

6701 Powerline Road

43,980 SF

Total Building Size

43,980 SF

Available

±10%

Office Space

DIRECT LEASE

Flexible Lease Terms!



6701 Powerline Road

EXECUTIVE SUMMARY

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