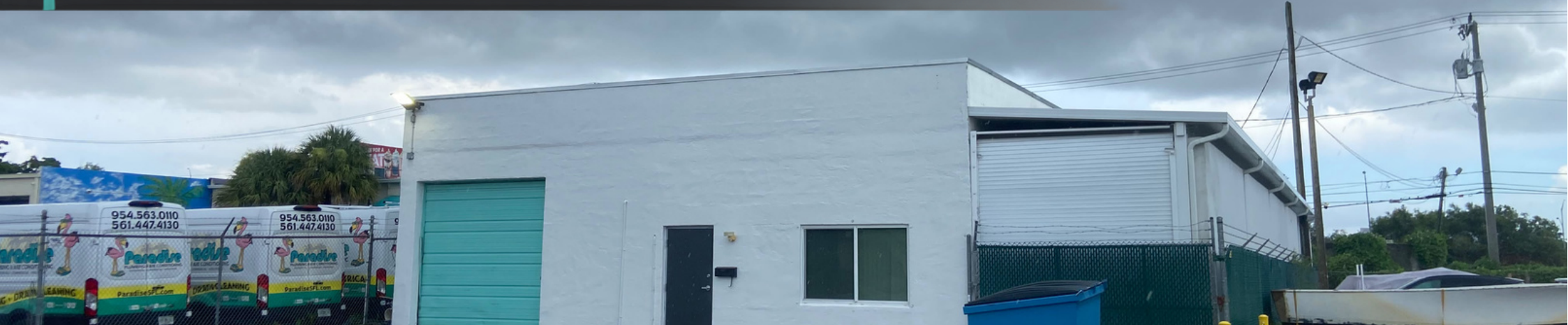


340 SW 21ST TERRACE, FORT LAUDERDALE, FL 33312



PROPERTY OVERVIEW

Approximately 5,500 SF total rental area consisting of 4,500 SF enclosed, air-conditioned space and 1,000 SF covered outdoor space. This single-Tenant industrial property offers excellent functionality, rear rail-side access, and proximity to major transportation corridors.

KEY FEATURES

- Approx. 5,500 SF total (4,500 SF A/C + 1,000 SF covered outdoor)
- Two (2) roll-up loading doors for efficient operations
- Functional office area with private offices and open workspace
- Single-Tenant building for privacy and control
- Rear rail-side access for streamlined shipping and receiving
- '15' clear ceiling height (approx.)
- 3-phase power
- Ample parking and truck maneuvering area

LOCATION HIGHLIGHTS



- Quick access to I-95 and I-595 for seamless connectivity
- Minutes to Fort Lauderdale-Hollywood International Airport (FLL)
- Close proximity to Port Everglades – one of Florida's top seaports
- Strategically located in a growing industrial corridor

LEASING TERMS



Asking Rate: **\$22.00/SF/year NNN**



Est. Base Rent: **\$10,083.33/month**



Est. NNN: **\$1,885.25/month**



Total Est. (Base Rent + NNN): **\$11,968.58/month**
plus utilities



JAMIL EL-SROUJI

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Information contained herein is believed to be accurate but is not warranted. This information may change or be updated without notice. Seller or Landlord makes no representations as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.