

# West Airport Flow & Access Facility

Managed By:



**FOR LEASE**

3541 NW 53<sup>rd</sup> St, Fort Lauderdale, FL 33309



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## PROPERTY FEATURES

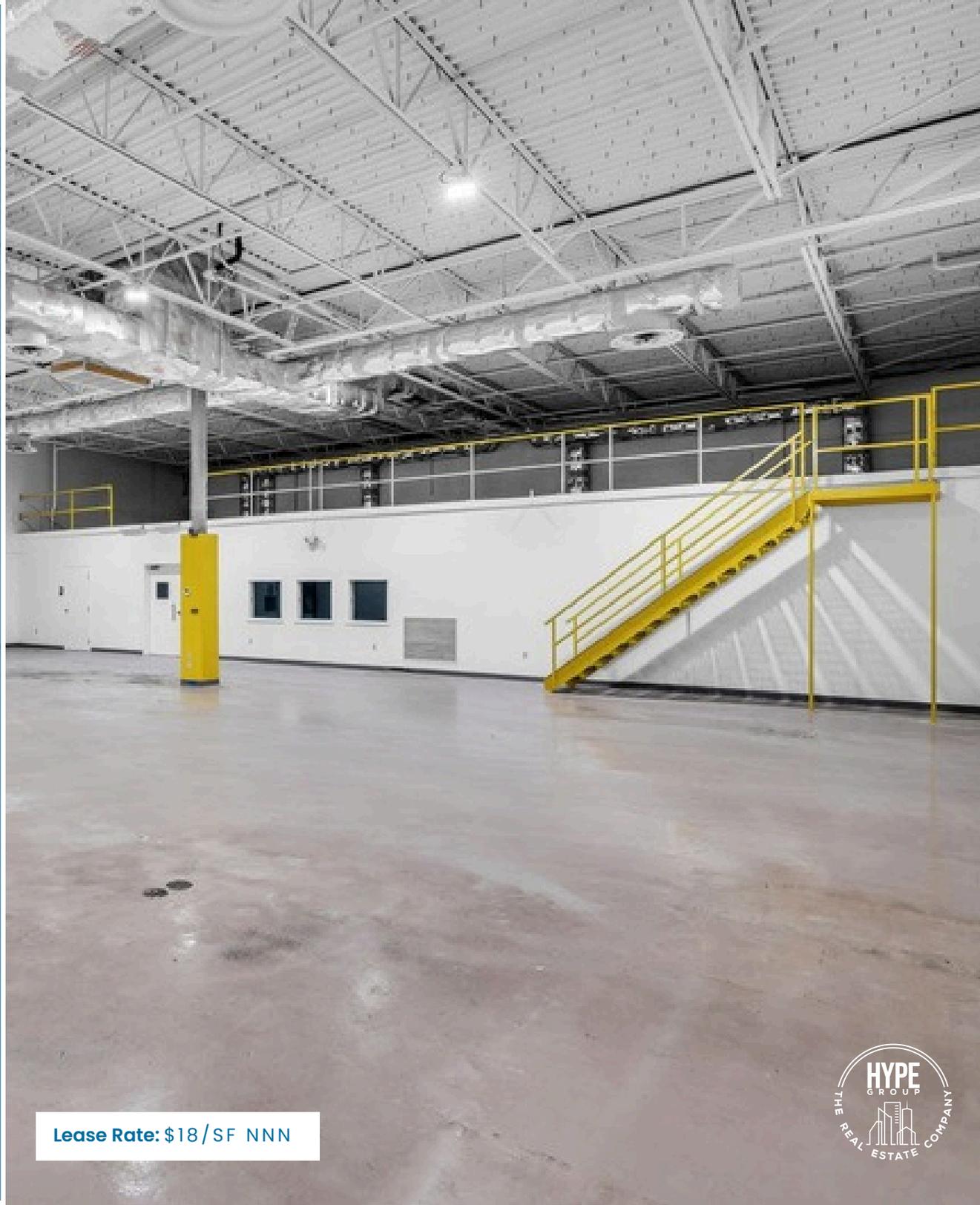


- **Warehouse:** 12,075 SF | Office: 700 SF
- Purpose-built for **secure box truck/van-based speed, service & field operations**
- **18' clear height**
- **3-phase power (600+ amps)**
- **15+ parking spaces + yard storage**
- **24/7 access**
- **New roof (2025)**
- Office build-out includes **reception, conference room, breakroom, and air-conditioning**
- **Mezzanine** + additional storage
- **Signage opportunities:** Monument + flagpole

## LOCATION HIGHLIGHTS



- **Near FXE** — Ideal for aviation-support and service-based users
- **Fast in/out access** to Turnpike, Commercial Blvd, and Prospect Rd
- **Efficient for fleets** — designed for vans/box trucks and daily dispatch/returns
- **Labor-friendly** — strong access for employees and service routes
- **Discreet, controlled setting** — well-suited for security-focused operations



**Lease Rate: \$18/SF NNN**



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## BEST-SUITED USES



### Aviation & Aerospace

Aircraft Parts • MRO • Avionics • Ground/FAA Support • Charter Services

### Service Fleets

HVAC • Electrical • Elevator service • Fire/Life Safety • Telecom • Utilities

### Specialized Operations

Medical equipment • Pharma (non-cold) • Electronics/Defense • Secure asset storage • Repair/Calibration

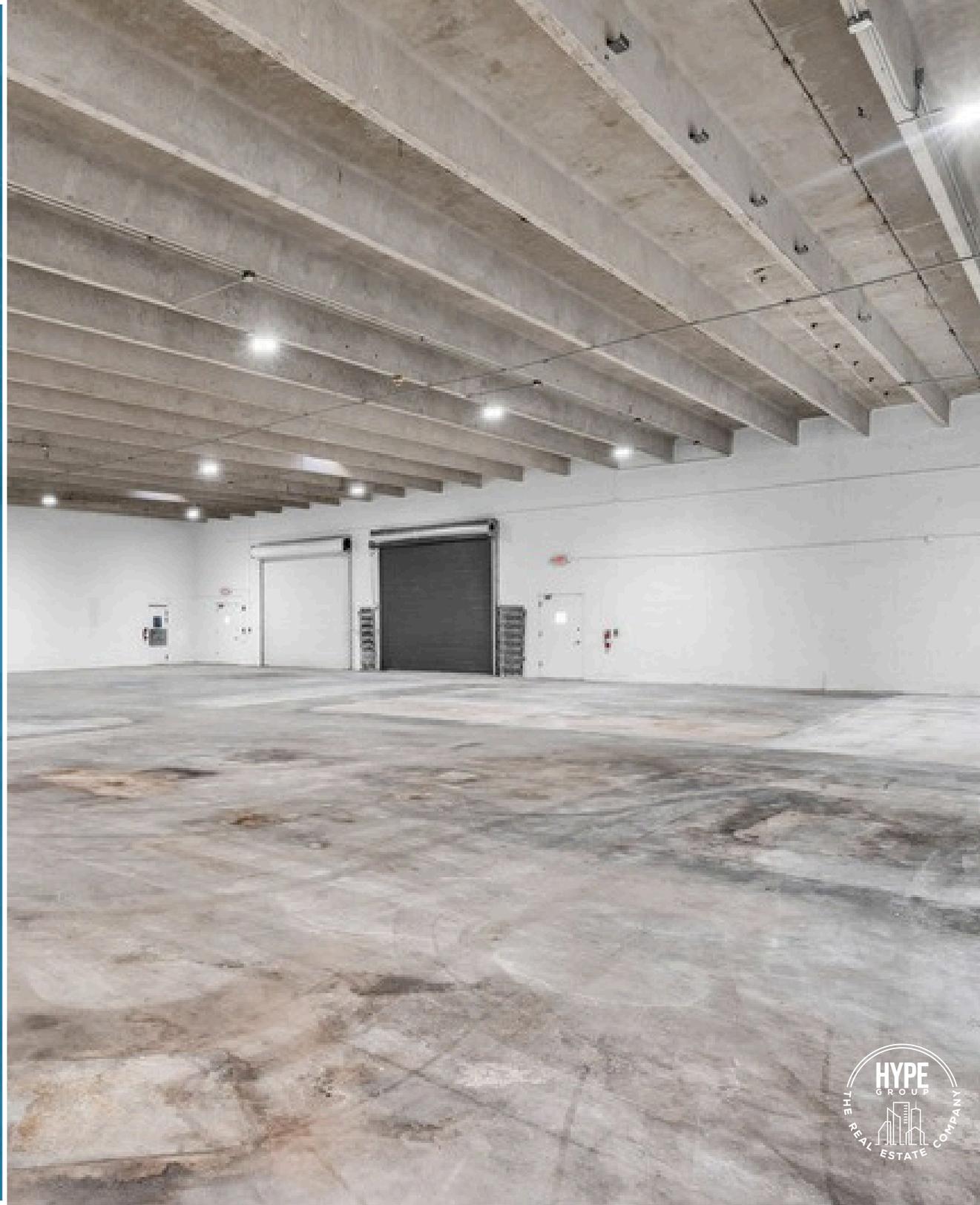
## ABOUT THE LANDLORD



Founded in 2015, **Longpoint Realty Partners** is a commercial real estate investment firm with a primary focus on high-performing industrial and commercial spaces in key U.S. markets.

Known for being successful in managing a diverse mix of tenants throughout 150M+ SF throughout the East Coast and they attribute their success to their mission on long-standing landlord-tenant relationships are built on **trust** and **transparency**, not just leases.

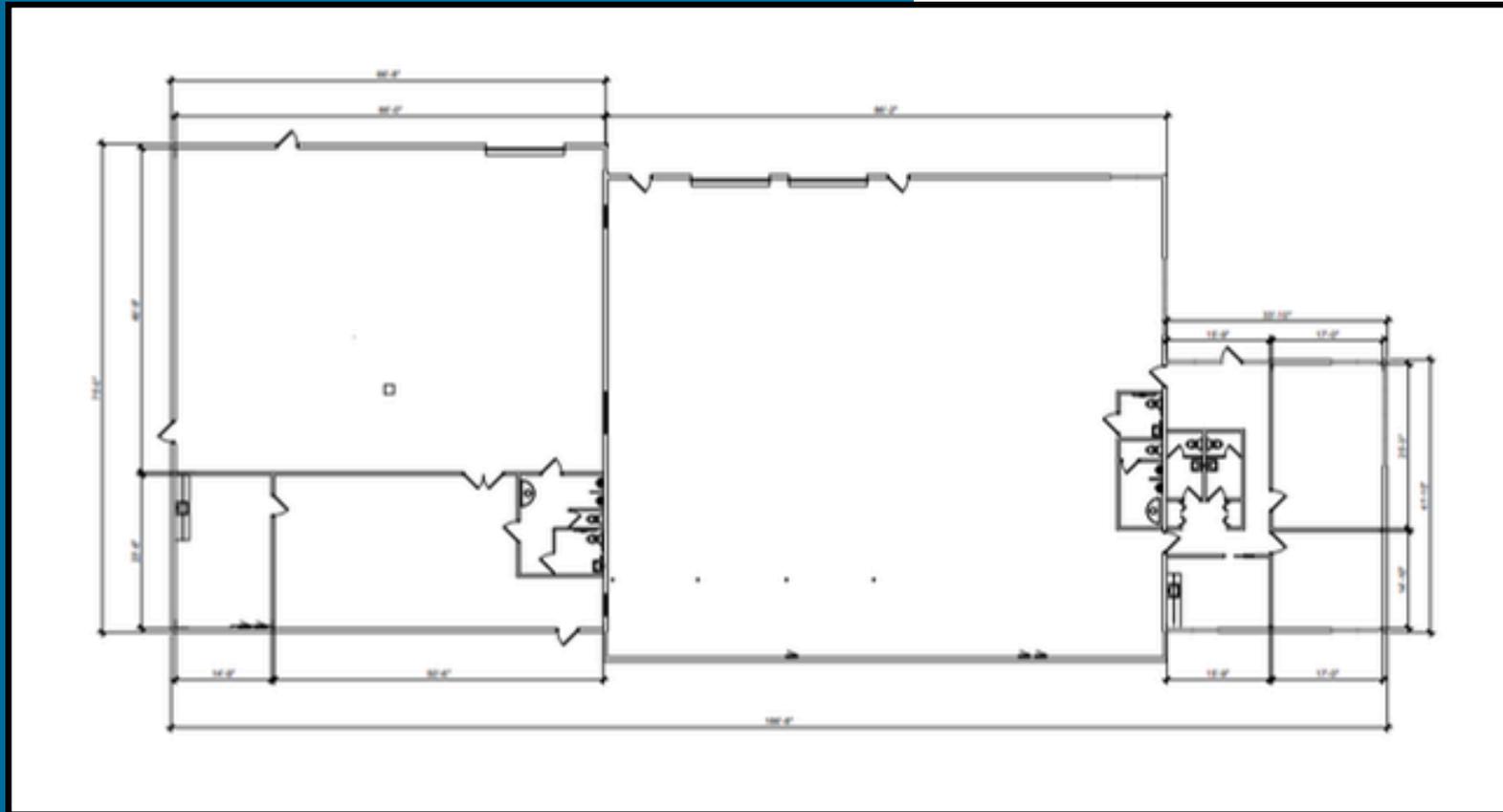
Longpoint regularly ensures every space is optimized for tenants via tenant improvements and hands-on management.



# FLOOR PLAN

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BUILDING SQFT: 12,775 SF

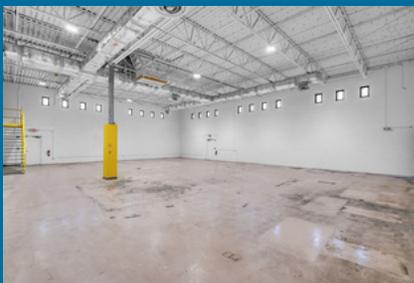
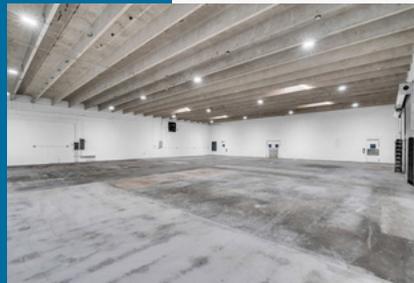
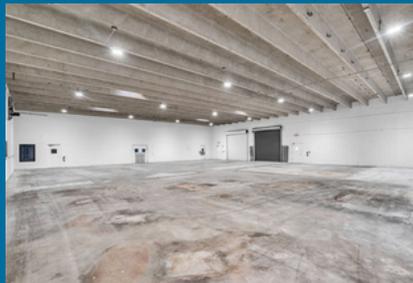


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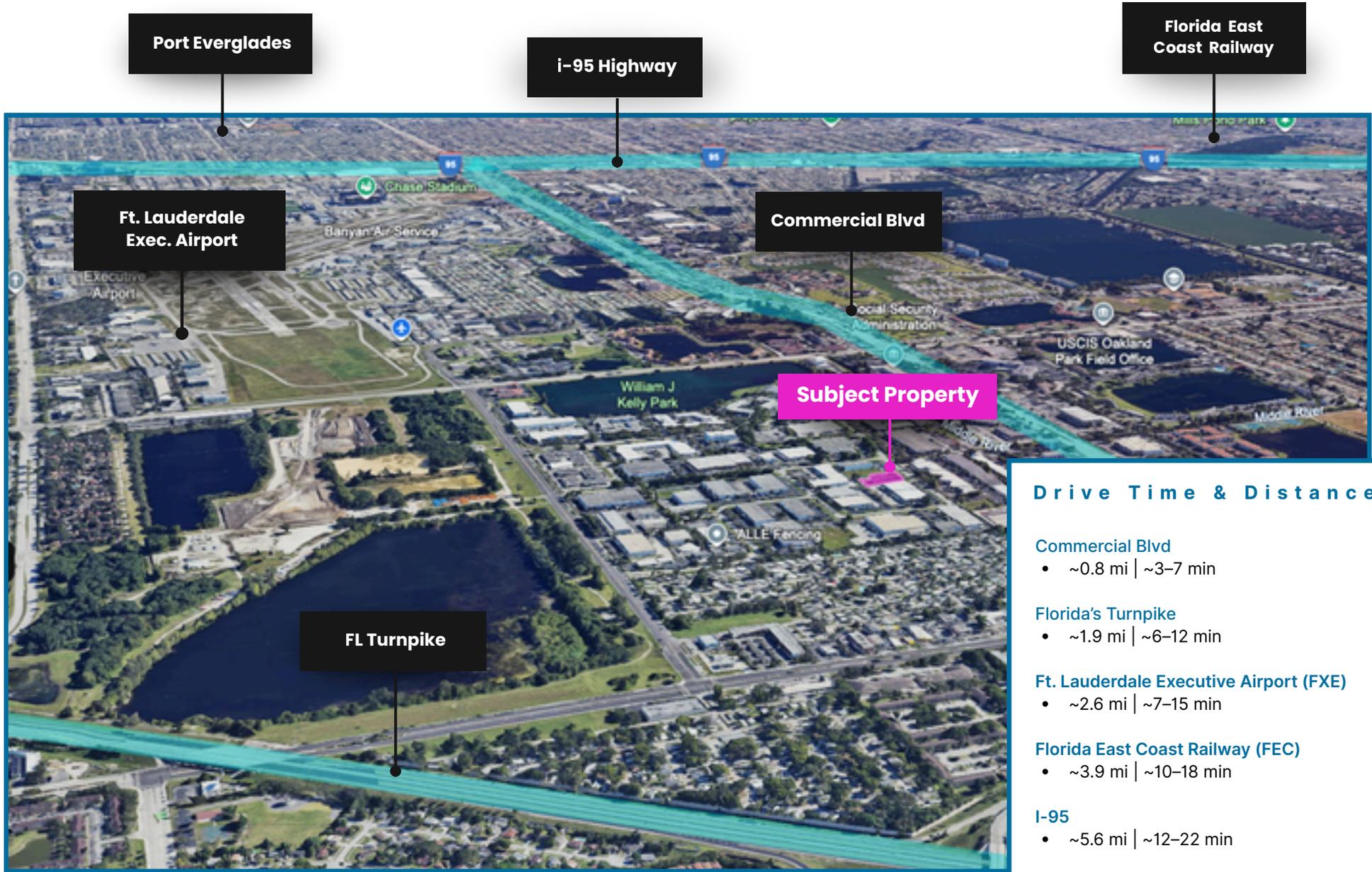


# PROPERTY PHOTOS

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# LOCATION HIGHLIGHTS



## Drive Time & Distance

### Commercial Blvd

- ~0.8 mi | ~3-7 min

### Florida's Turnpike

- ~1.9 mi | ~6-12 min

### Ft. Lauderdale Executive Airport (FXE)

- ~2.6 mi | ~7-15 min

### Florida East Coast Railway (FEC)

- ~3.9 mi | ~10-18 min

### I-95

- ~5.6 mi | ~12-22 min

### Port Everglades

- ~7.9 mi | ~18-30 min

# CONTACT US

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