

LAUDERDALE LAKES INDUSTRIAL PARK

2696 NW 31ST AVENUE, LAUDERDALE LAKES, FL 33311

PROPERTY SUMMARY

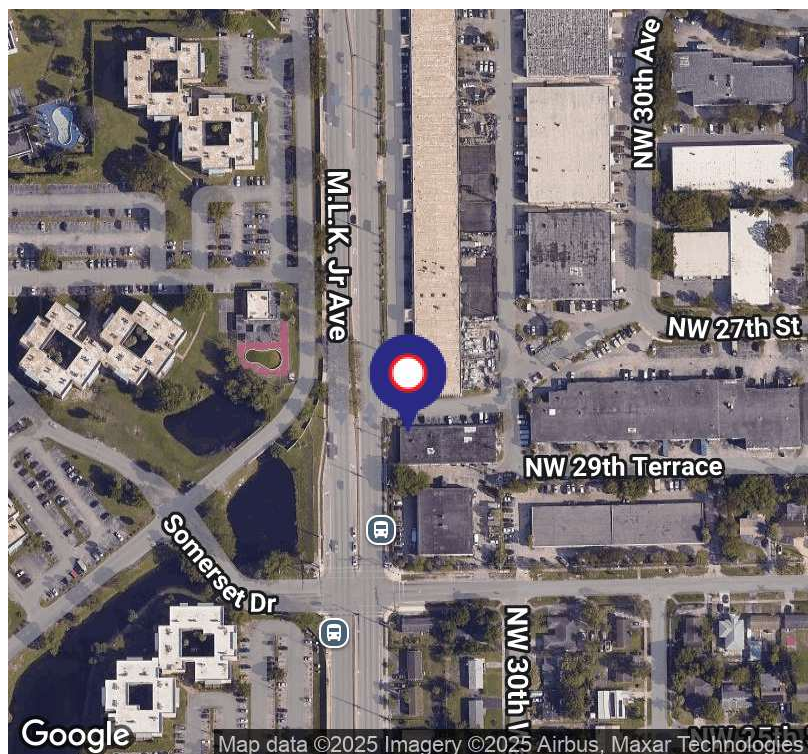


PROPERTY DESCRIPTION

The Lauderdale Lakes Industrial Park is located one and ½ miles west of I-95 and two and ½ miles east of the Florida Turnpike. It is a 532,840 square foot industrial park north of Sunrise Blvd and south of Oakland Park Blvd with excellent highway access and partial frontage along NW 31st Avenue. There are twenty-four concrete block and stucco buildings in the park. Eleven buildings have polyurethane roof systems and twelve have built modified bitumen roof systems. One building is pre-cast Twin-T concrete construction, and one building has frontage along NW 31st Avenue with street level doors in the front, loading docks in the rear, and each bay has a fenced outside storage yard. The property has a range of ceiling heights from 14 feet up to 24 feet tall, a mix of street level overhead doors and loading dock height doors, 3-phase electric heavy power availability, impact hurricane glass and a variety of bay sizes. The industrial park is designed to incubate small businesses with sizes from 1,224 square feet up to 14,000 square feet. Some buildings in the park have both loading dock height and grade level overhead doors, and three buildings have grade level overhead doors with shared loading docks. The average office buildout is between 20% and 30% of the total space. The property is fully fenced with iron security gates and has excellent parking and truck access. There is an on-site property management office. The property is zoned I-1 for Light Industrial.

PROPERTY HIGHLIGHTS

- Impact doors and windows
- Dock High and Street Level Loading
- Ceiling Heights from 14'-24'
- 3 Phase Power and Foreign Trade Zone



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HALEY PRESSER

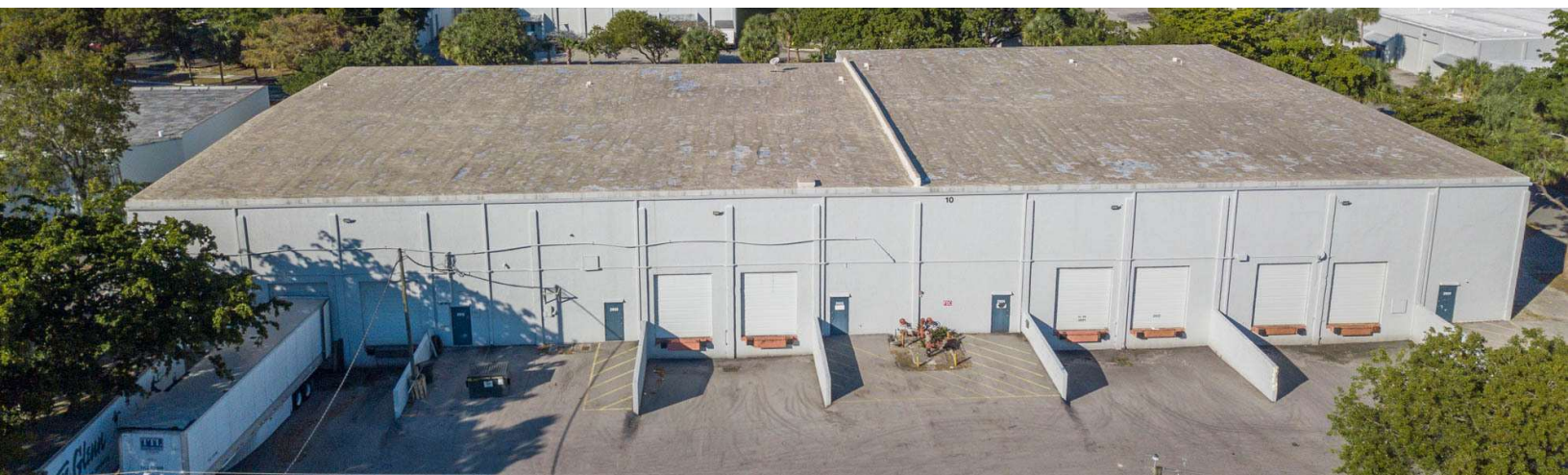
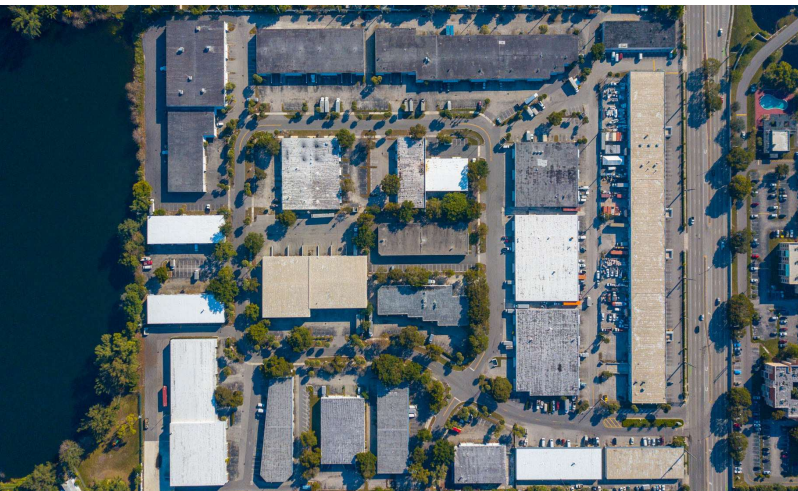
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ADDITIONAL PHOTOS



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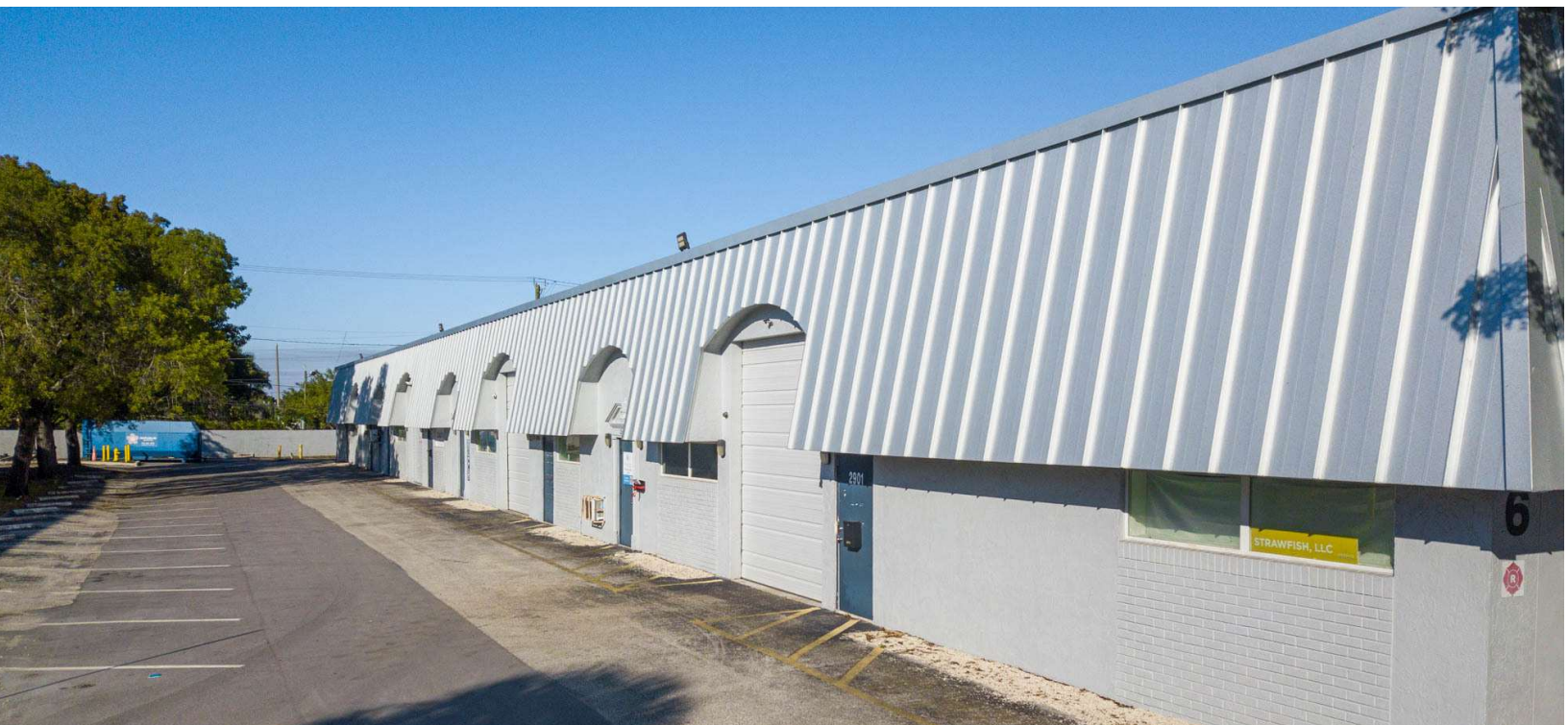
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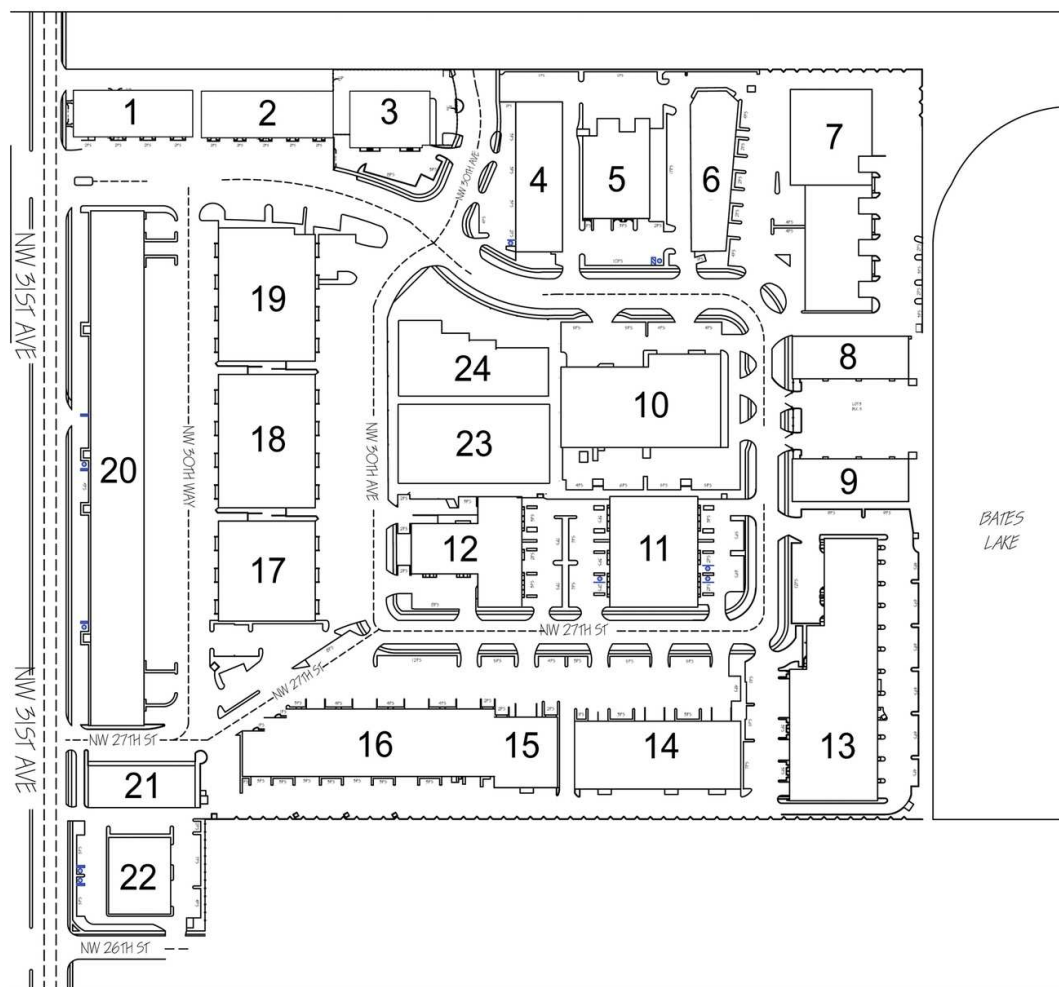
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SITE PLAN

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