



PROPERTY HIGHLIGHTS

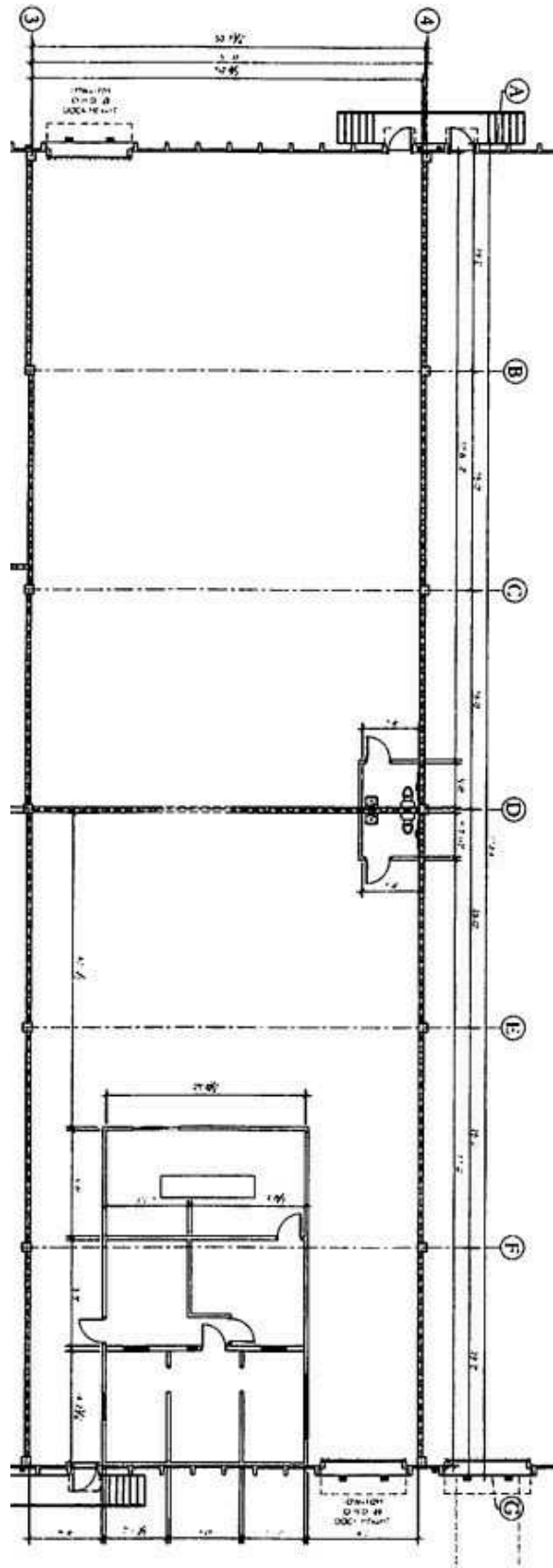
- Available SF: Bay 3360 is 8,568 +/- SF
- Bay 3360: has two (2) dock loading doors
- Bay 3360: 800 SF of office space
- Available SF: Bay 3336 is 8,074 +/- SF
- Bay 3336: has one (1) dock loading door & one (1) grade level door
- Bay 3336: 400 SF of office space
- Base Rental Rate: \$16.00 psf
- 2025 Estimated OPEX: \$4.96 psf
- Warehouse doors are 10'0" wide by 12'0" tall
- Ceiling height is 20' clear
- One of a kind location with excellent access to I-95, I-595, Florida Turnpike, Fort Lauderdale Hollywood International Airport and Port Everglades.

For more information:

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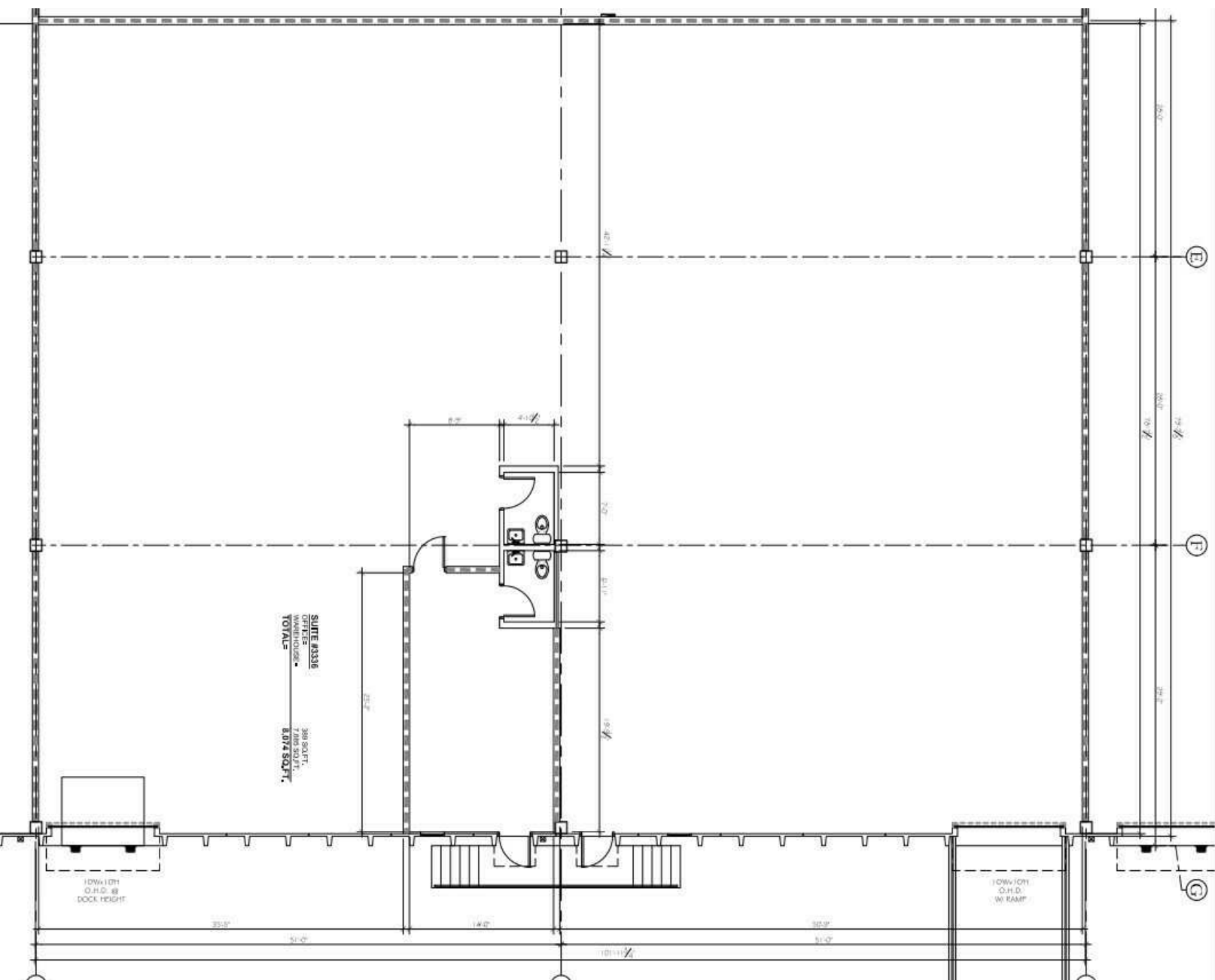
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



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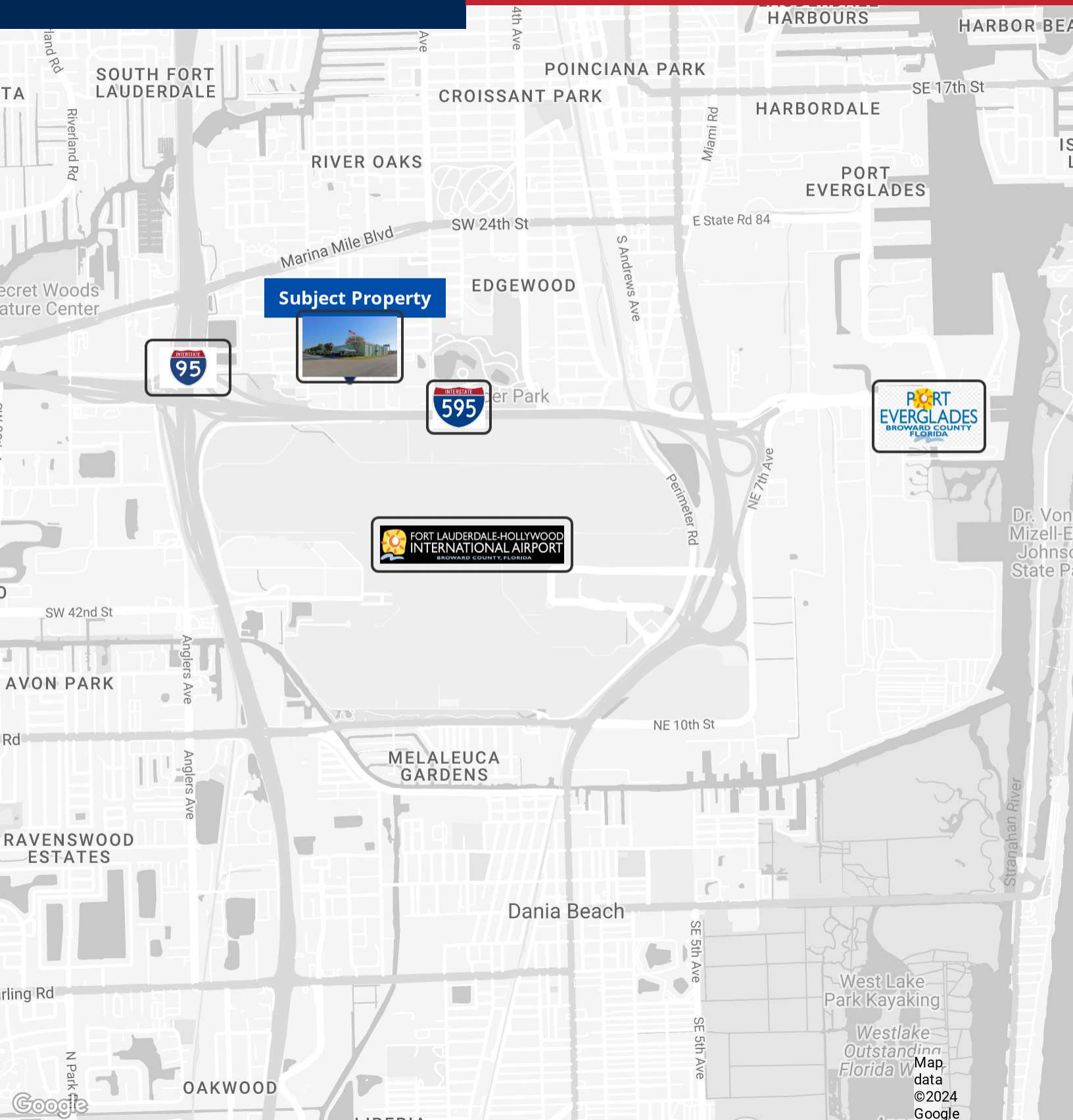
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

SCHAEFER INDUSTRIAL PARK

LOCATION MAP



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