

FOR LEASE

4,218 – 12,581 SF



FORT LAUDERDALE, FL

3300-3308 SW 3RD AVENUE

LEASE RATE

\$19.50 NNN

COMMENTS

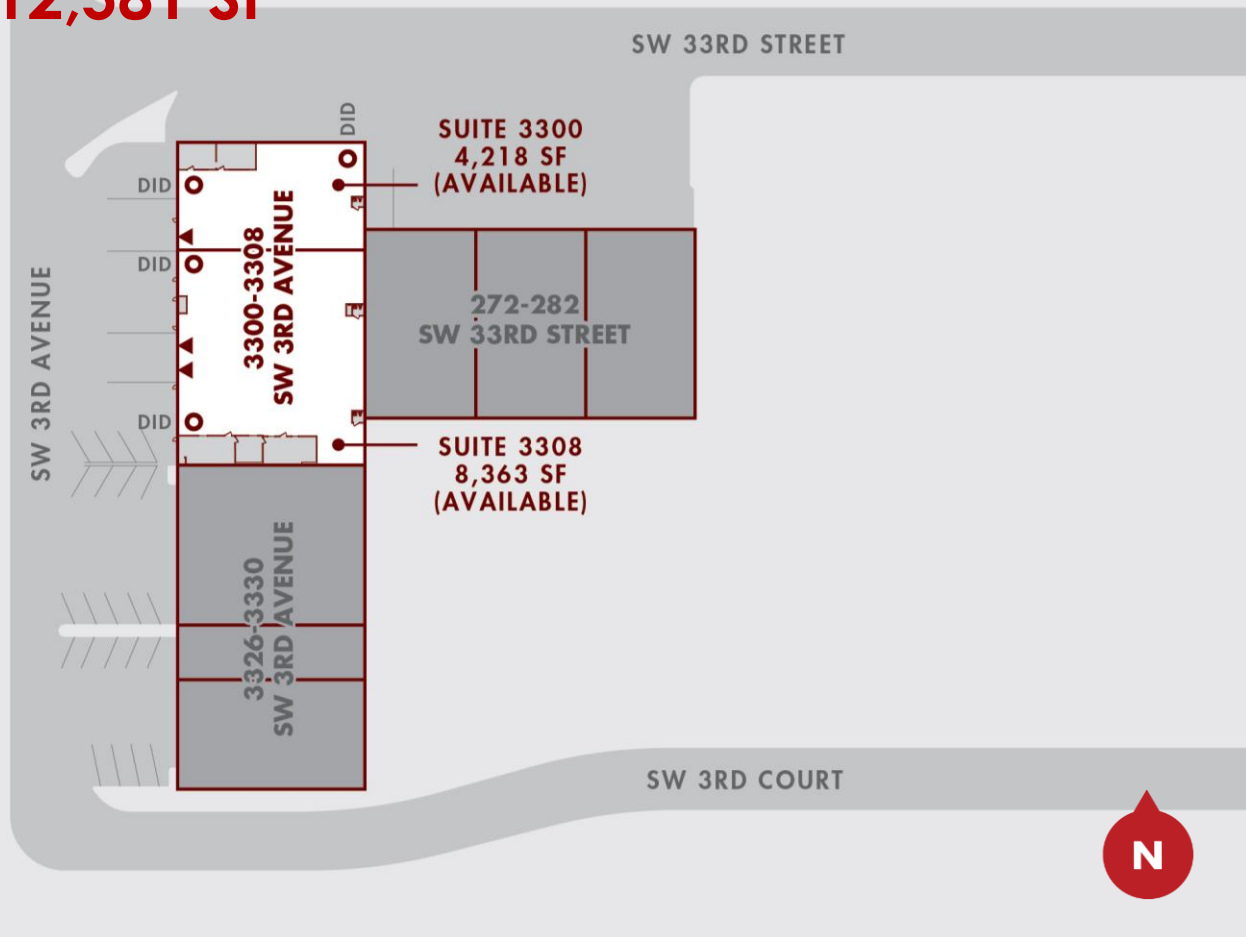
- Suites have both Dock High & Drive-In Loading
- Interior Renovations Planned - Including Paint & LED Lights
- Extensive Exterior Improvements in Progress
- Immediate Proximity to:
 - FLL International Airport (1.0 mi / 3 min)
 - Port Everglades (2.5 mi / 10 min)
 - I-595/I-95 Interchange (2.5 mi / 7 min)
 - Downtown Ft Lauderdale (3.0 mi / 10 min)
- Professionally Owned and Managed
- Asking \$19.50 NNN

BUILDING DETAILS

Building SF	12,581 SF
Suite SF	4,218 – 8,363 SF
Office SF	488 – 903 SF
Loading	Suite 3300 (4,218 SF): 1 Dock & 1 Drive-In Suite 3308 (8,363 SF): 2 Docks & 2 Drive-Ins
Clear Height	14'
Power	Suite 3300 (4,218 SF): 3 Phase / 400 Amps Suite 3308 (8,363 SF): 3 Phase / 400 Amps

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SUITE	TOTAL SF	OFFICE SF	ASKING RATE
3300	4,218	488	\$19.50 NNN
3308	8,363	903	\$19.50 NNN
TOTALS	12,581		

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