

FOR LEASE

# FORT LAUDERDALE CORPORATE HEADQUARTERS

5320

NW 35TH AVENUE

FORT LAUDERDALE, FL 33309



## PROPERTY FEATURES

- + ±47,503 SF total space available
- + ±17,700 SF office area (two-story)
- + Former headquarter and manufacturing facility
- + ±25,560 SF warehouse
- + Fully air-conditioned
- + 22' clear height
- + 800 amps 208 volt 3 phase power
- + Rear loading
- + 1 dock & 1 drive-in door (additional punch-outs for more doors)
- + Fire sprinkler system
- + Brand new roof and HVAC systems just installed
- + 2.41/1,000 SF parking ratio
- + 108 parking spaces
- + Available Immediately
- + Built in 1987
- + Wrap around windows
- + An abundance of natural lighting
- + Well-connected to major thoroughfares including Florida's Turnpike and I-95
- + Within 1 mile of Fort Lauderdale Executive Airport
- + Within 30 minutes of 2 (two) international airports and major area ports
- + Asking Rate: \$8.50 NNN Plus \$3.25 in OpEx

## CONTACT US

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### TOM O'LOUGHLIN

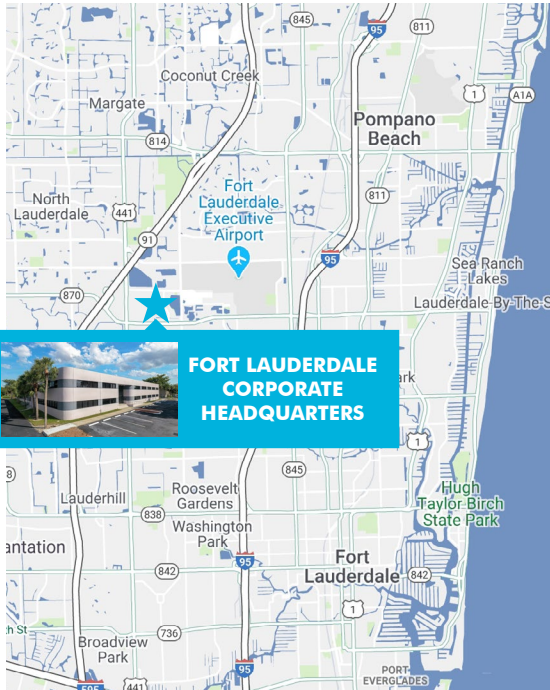
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CBRE, Inc.

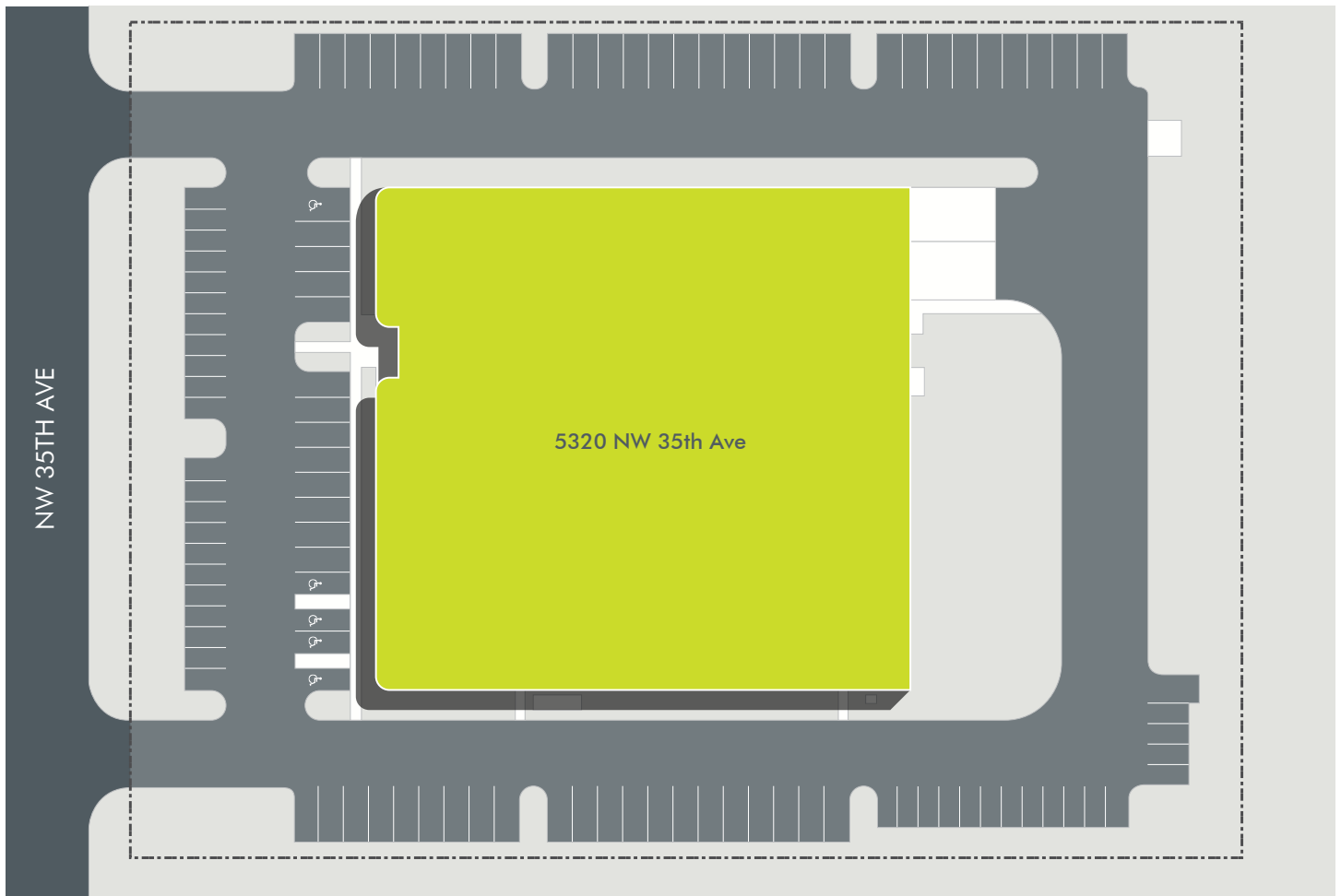
CBRE

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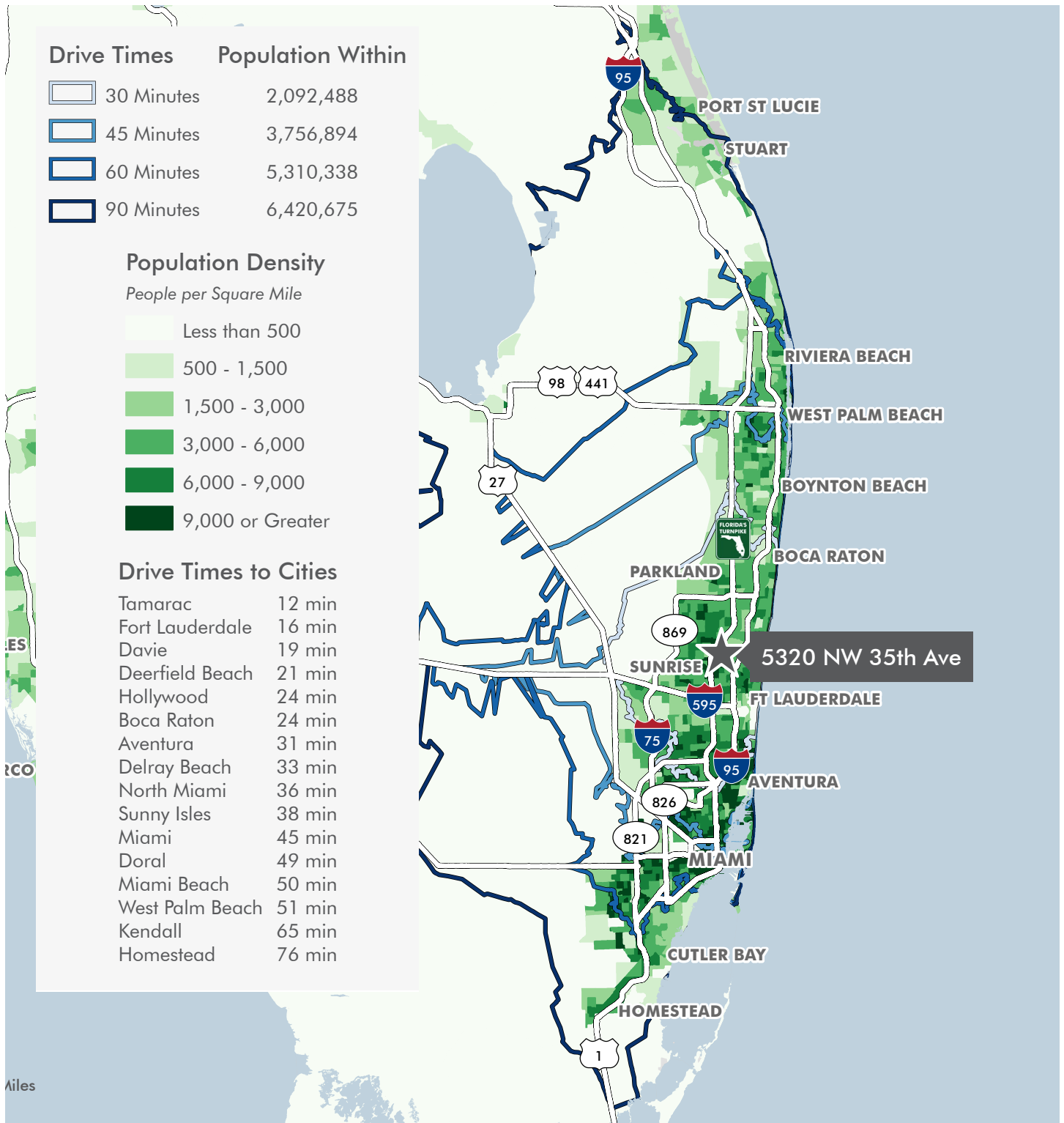
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**SITE PLAN**



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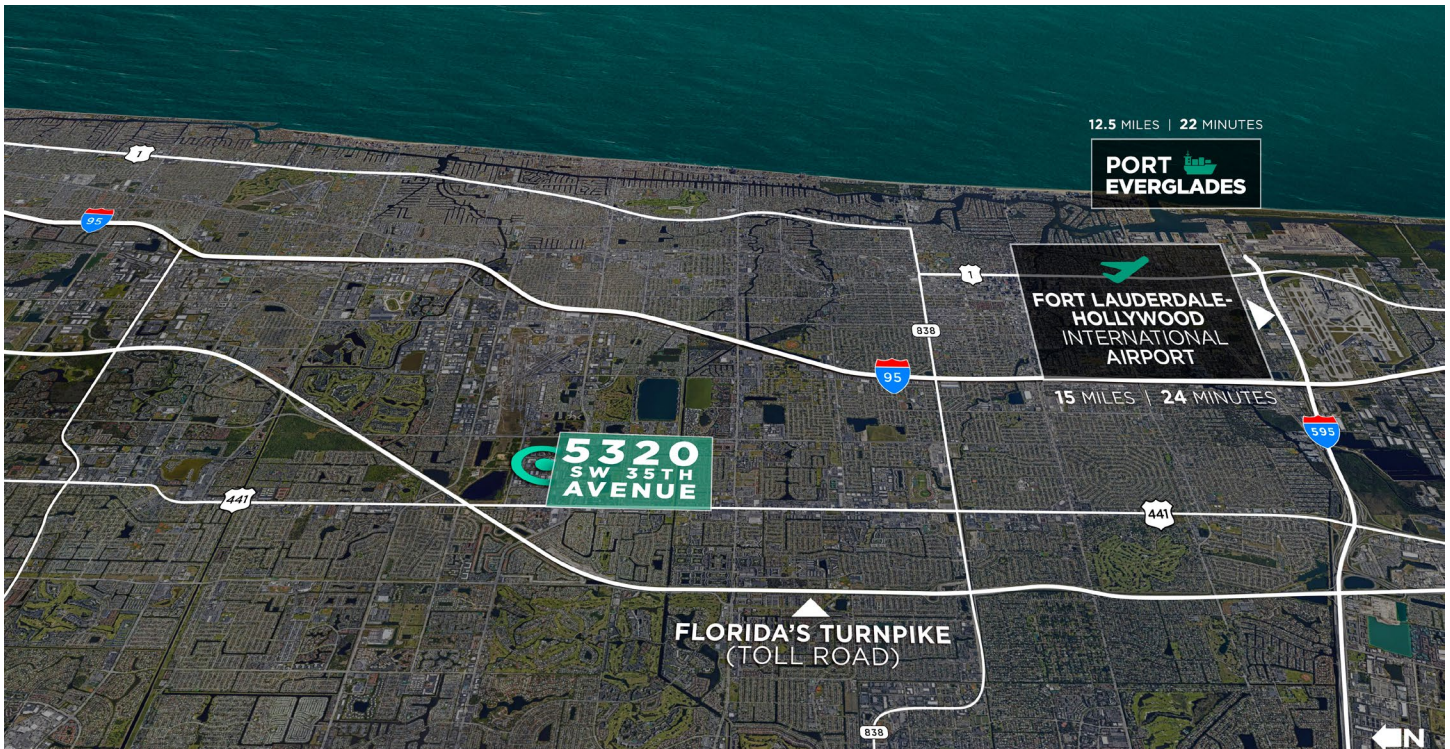


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## MARKET SNAPSHOT



**PORT EVERGLADES  
#1 PRODUCING  
PORT IN FLORIDA**



**NEW JOBS**  
**135K**  
PORT EVERGLADES  
IS PROJECTED TO SUPPORT  
OVER THE NEXT 15 YEARS



**\$13.2 BILLION**  
ECONOMIC IMPACT OF  
**FORT LAUDERDALE  
INTERNATIONAL AIRPORT**



**25K EMPLOYED**  
BY LOGISTICS INDUSTRY IN  
**BROWARD COUNTY**

Source: Greater Fort Lauderdale Alliance



**\$66,206**  
AVERAGE EARNINGS  
FOR SECTOR

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