

## LIGHT INDUSTRIAL SPACE FOR LEASE

### ELEVATE BROWARD

3575 NW 19th St Lauderdale Lakes, FL. 33311

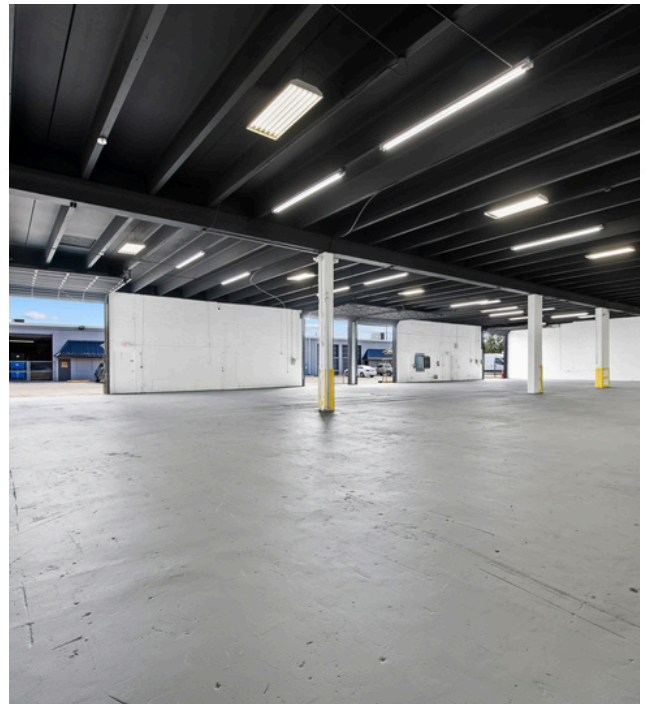


## SPACE DESCRIPTION

This corner warehouse space measures 10,400 sq. ft. and features four (4) 12'x14' grade-level doors, two (2) restrooms, 3-phase power, and an approximately 16-18-foot ceiling height. The site benefits from on-site management and maintenance. Tenant improvements, including office build-outs and power upgrades, are negotiable for businesses with qualified credit.

## ELEVATE BROWARD

- 357,000 SF Central Broward Portfolio
- Close proximity to I-95, I-595, Turnpike, 441
- \$1.2 MM exterior beautification at the park
- Grade level access
- Superb park like feel
- On site management team & maintenance
- Three phase power
- Perfectly suited to a range of light industrial uses - logistics, distribution, light manufacturing, e-commerce, storage.



**ADAM DOCKTOR**

✉ ADAM@NATIVEREALTY.COM

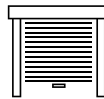
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## SPACE HIGHLIGHTS



LAST MILE LOCATION



12' X14' OVERHEAD DOOR



ON-SITE MANAGEMENT



16'-18' +/- CEILING HEIGHT



10,400 SQ. FT.



OPTION TO ADD OFFICE



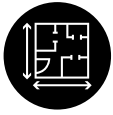
PRICING NEGOTIABLE

3 PHASE POWER

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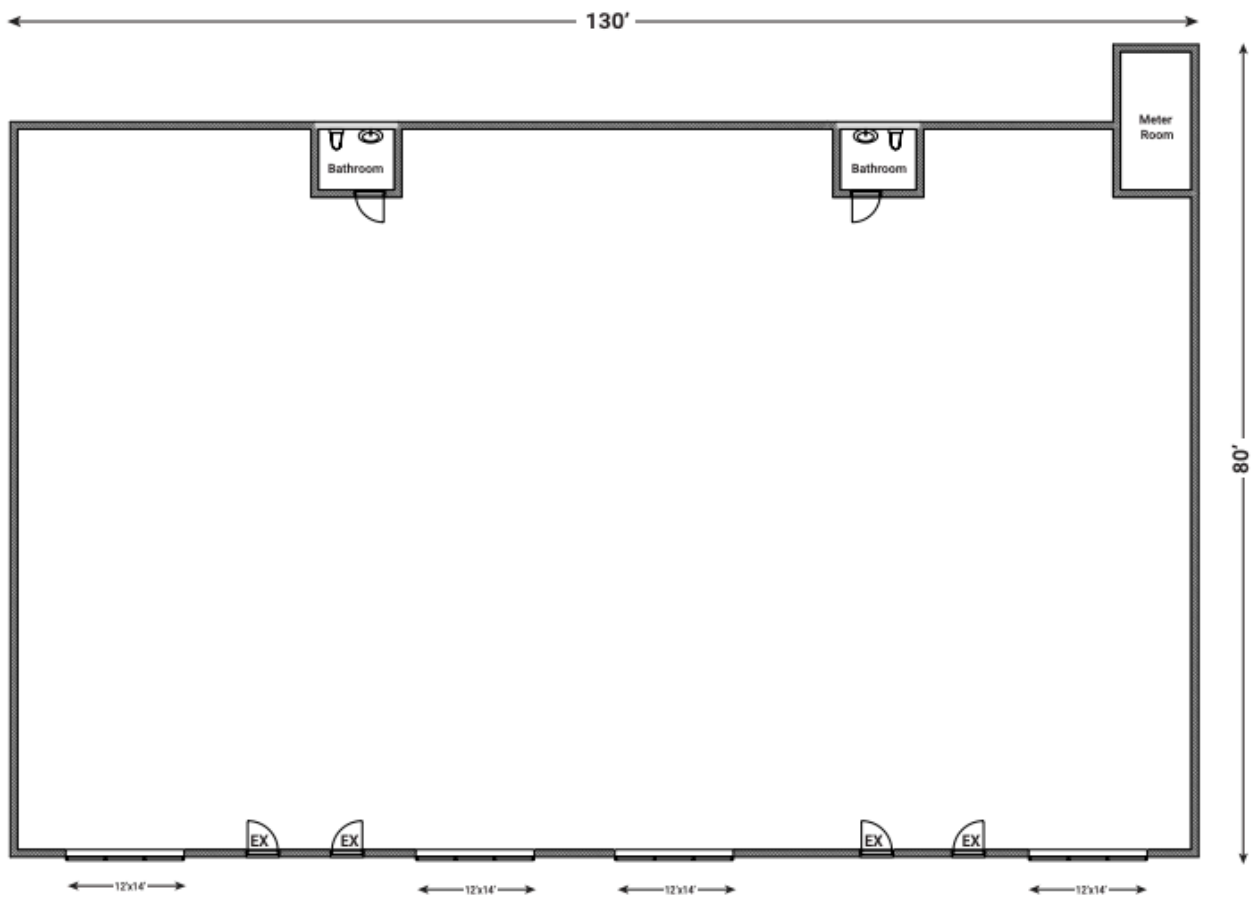
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# CONCEPTUAL FLOOR PLAN

3,000 SQ. FT.



**Legend**

- Emergency Lights-EL
- Exit Sign - EX
- Fire Extinguisher -FE
- Overhead Door-12' x 14'

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