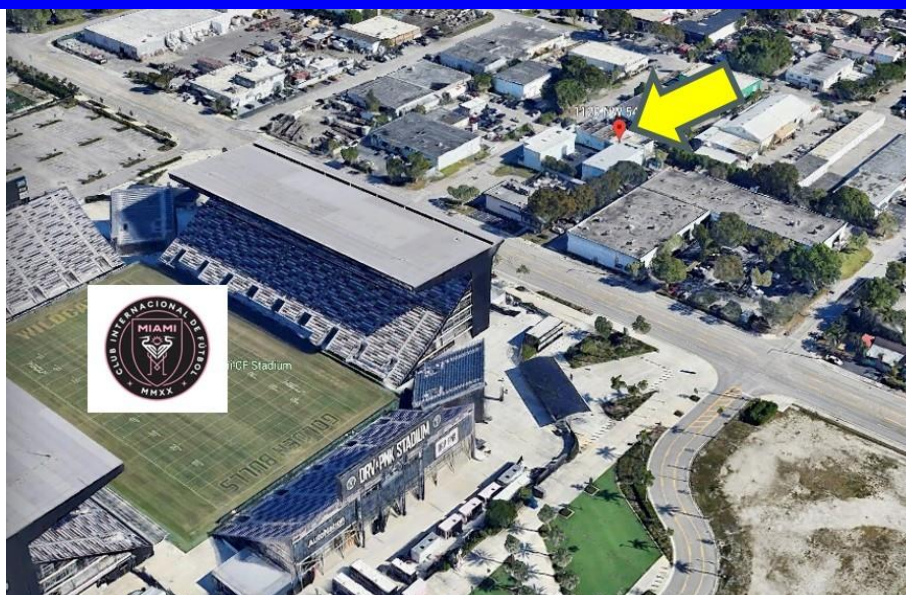


Centrally Located Flex Space For Lease

For Lease \$23.53/ SQ. Ft. Gross
1140 NW 54 St.
Ft. Lauderdale, FL 33309



FOR LEASE	1,089 SF Building on 14,000 Sq. Ft. Lot
DESCRIPTION	Immaculate 1,089 Sq. Ft. Flex space close to Inter Miami CF Stadium in Ft. Lauderdale near all major arteries. Prominent features include, offices/ assembly area 20' ceiling height, Skylights, ADA Bathroom and 2 parking spaces. I Industrial zoning is designed for light industrial and commercial uses that don't create heavy noise, pollution, or traffic. Typical permitted uses include Aviation related businesses, Warehousing and distribution storage, logistics, and shipping facilities. Light manufacturing assembly, fabrication, or processing that occurs indoors. Research and development labs and tech innovation spaces. Trade and contractor services plumbing, electrical, HVAC, and similar operations. Commercial support uses offices, showrooms, and limited retail tied to industrial activity.
PROPERTY VIDEO	https://www.youtube.com/watch?v=Nz3d7BTWmH4
LOCATION	Located 1 block from Inter Miami CF Stadium on South side of NE 54 Street
PARKING/ YEAR BUILT	2 Parking Spaces Built in 1982
PRICING	\$2,135/ month. Tenant pays all utilities
CEILING HEIGHT/ ELEC.	8-9' to 20' Warehouse 120-240V Electric
ZONING/ FOLIO	I- Industrial Folio 4942-16-06-0040
LOADING	18' Automatic Roll Up Door

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

John D. McQueston

john@johnmcqueston.com • 561-706-7721 (cell)

www.johnmcqueston.com

1233 E. Hillsboro Blvd
Deerfield Beach, FL 33441

954.427.8686 T.
954.427.0117 F.

Location Map

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1140 Photos

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Entrance



18' Roll Up Door



Interior Offices



Work Storage Area



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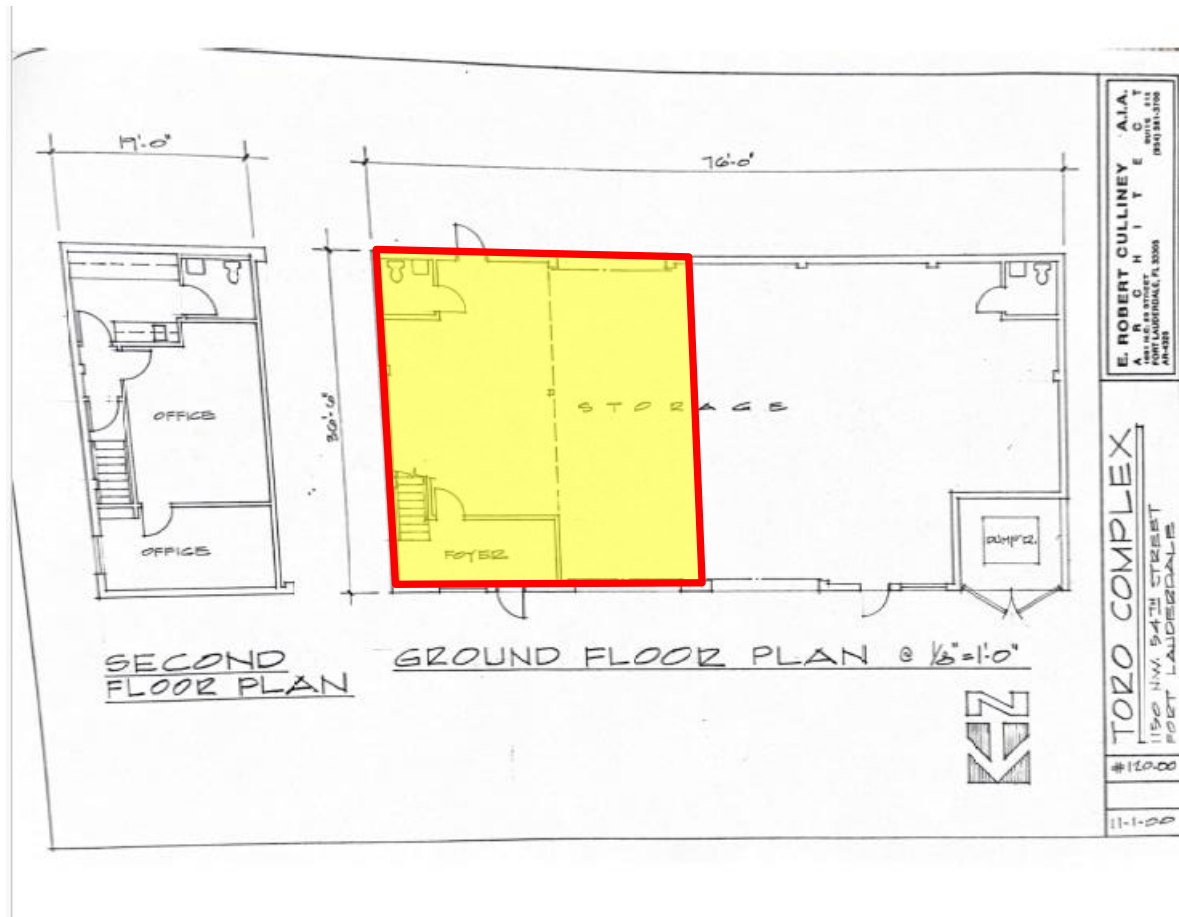
Floor Plan

For Lease \$23.53/ SQ. Ft. Gross

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Ft. Lauderdale, FL 33309

1,089 Sq. Ft.



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