

**Warehouse For Lease**  
**30,000-62,000 SF**



# 6520 Powerline Road Fort Lauderdale, Florida 33309



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## ABOUT THE SPACE

Position your business in a high-visibility, strategically located warehouse in one of Fort Lauderdale's established industrial districts—with the flexibility to grow.

6520 Powerline Road in Fort Lauderdale offers a versatile warehouse for rent tailored to meet a variety of business needs, including distribution, storage, showrooms, light manufacturing, and e-commerce fulfillment.

With 31,244 to 62,489 square feet of industrial space and up to 1,500 square feet of dedicated office area, the facility provides both scale and flexibility, available as a full unit or divisible into two separate units on negotiable terms.

### Key Features:

- Multiple loading docks for efficient goods handling and logistics
- Ample parking for staff, customers, and delivery vehicles
- Excellent exposure and signage opportunity on Powerline Road, a major commercial corridor
- Prime access to I-95, Florida Turnpike, and Fort Lauderdale-Hollywood International Airport

### Ideal Uses:

- Distribution hub or last-mile delivery center
- Showroom for furniture, electronics, or building materials
- Storage or fulfillment for e-commerce operations
- Light manufacturing or assembly



## MARKET OVERVIEW

Fort Lauderdale's industrial market remains highly desirable for well-located, functional space, even as overall leasing activity moderates from peak levels.

Fort Lauderdale benefits from immediate proximity to Port Everglades, a top-three Florida port, and a large population center, making logistics and distribution especially attractive for growing businesses.

## LOCATION

- Situated on Powerline Road, a major north-south commercial artery paralleling I-95 and providing direct access to major regional transportation routes.
- Less than two miles from both I-95 and Florida's Turnpike, enabling efficient freight movement, last-mile delivery, and customer access throughout South Florida.
- Approximately 15 minutes to Fort Lauderdale-Hollywood International Airport for expedited air cargo and business travel connections.
- Surrounded by thriving commercial zones, retail, dining, professional services, and other industrial users, supporting workforce needs and potential business partnerships.
- Excellent signage and visibility on a high-traffic corridor, maximizing exposure for business operations and branding

## PROPERTY OVERVIEW

6520 Powerline Road offers 31,244 to 62,489 square feet of modern warehouse space, divisible into two units with flexible terms to suit evolving business needs.

The property features multiple loading docks, ample parking, a fully built out showroom area, and up to 1,500 square feet of dedicated office space, all in excellent condition and available for immediate occupancy on October 1, 2025.

With high exposure and signage visibility along Powerline Road, this facility is ideal for e-commerce fulfillment, retail showrooms, distribution, storage, and light manufacturing. Tenants benefit from direct access to I-95, Florida's Turnpike, and the Fort Lauderdale-Hollywood International Airport, enabling seamless regional and national logistics.

This combination of market momentum and property advantages positions 6520 Powerline Road as an optimal solution for companies seeking efficient, scalable warehouse operations in Fort Lauderdale's thriving industrial sector.

