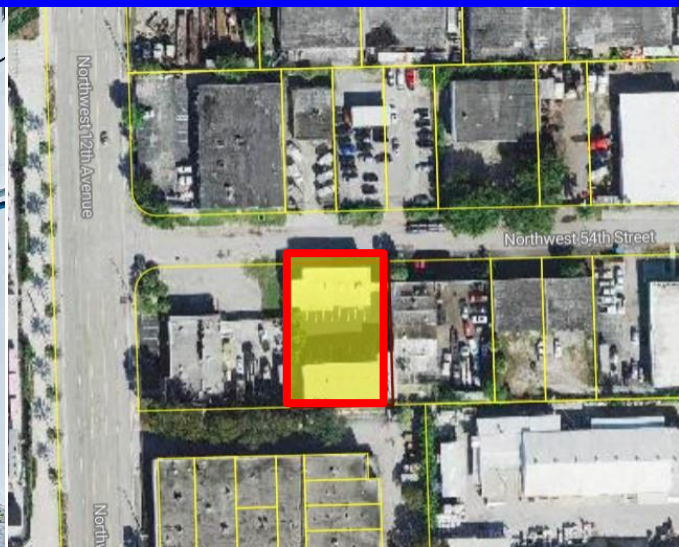


Centrally Located Flex Space For Lease

For Lease \$18.50/ SQ. Ft. Gross
1120 NW 54 St.
Ft. Lauderdale, FL 33309



FOR LEASE	6,283 SF Building on 14,000 Sq. Ft. Lot
DESCRIPTION	Immaculate 6,283 Sq. Ft. Flex space close to Inter Miami CF Stadium in Ft. Lauderdale near all major arteries. Prominent features include (11) private offices, multiple workstations 22' ceiling height, Skylights 3 ADA Bathrooms and 15 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=N4bMHbGP-v4
LOCATION	Located 1 block from Inter Miami CF Stadium on South side of NE 54 Street
PARKING/ YEAR BUILT	16 Parking Spaces Built in 1982
PRICING	\$9,686/ month. Tenant pays all utilities
CEILING HEIGHT/ ELEC.	8-9' to 22' Warehouse 120-240V Electric
ZONING/ FOLIO	I Folio 4942-16-06-0040
LOADING	20' Automatic Roll Up Door

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

1233 E. Hillsboro Blvd
Deerfield Beach, FL 33441

954.427.8686 T.
954.427.0117 F.

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

John D. McQuestion

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

www.johnmcquestion.com

Location Map

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Additional Photos

For Lease \$18.50/ SQ. Ft. Gross

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Entrance



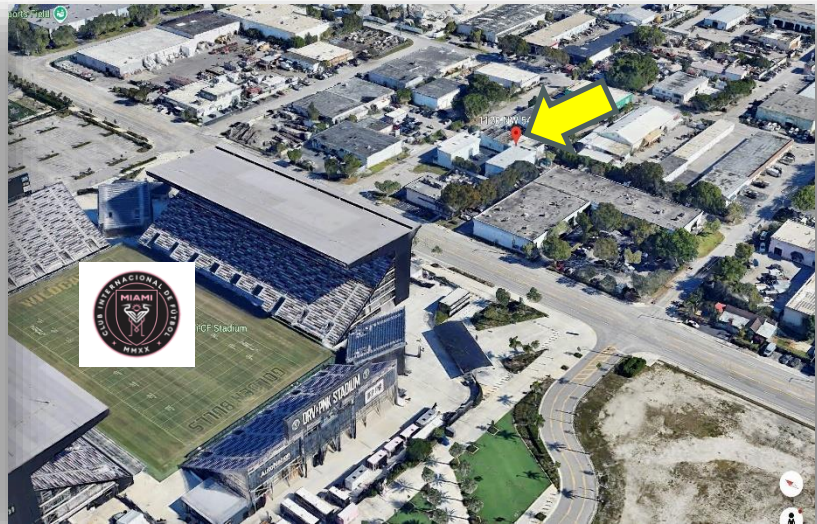
20' Roll Up Door



Interior Offices



Aerial Map



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Floor Plan

For Lease \$18.50/ SQ. Ft. Gross

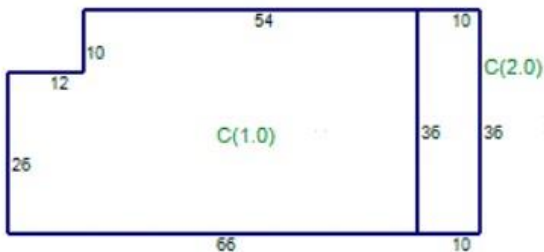
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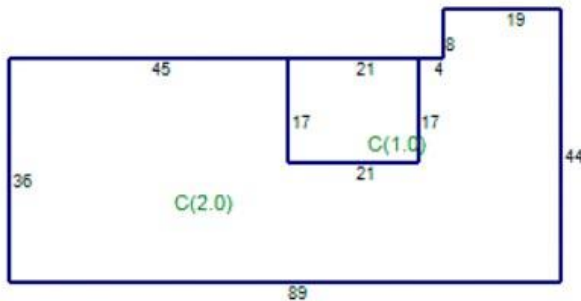
6,283 Sq. Ft.

BCPA Sketch : 494216060040

Building 1 of 1



Code	Description	Long Description
C(2.0)	Two Floors	Two Floors
C(1.0)	First Floor	First Floor



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