





# ~11,300 SF Warehouse FOR LEASE



2240 SW 34th St, Fort Lauderdale, FL 33312

## PROPERTY FEATURES

-  Heavy 3-phase power (over 1,000 amps 208/480V)
-  15' clear ceiling height
-  8 grade-level doors
-  Single-tenant warehouse

## SITE HIGHLIGHTS

-  ~10,000 SF fenced and paved yard
-  Brand-new 600 SF air-conditioned office and kitchen
-  20+ parking spaces
-  Minutes from I-95 and I-595

**Asking Rent: \$16 PSF NNN  
+ \$5 OPEX**

## TRU STONE REALTY ADVISORS

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**Open Warehouse Plan 3 Phase Power  
~1,000 AMPS, 208-480V**



**Fully Renovated  
600 SF Office  
Kitchenette  
2 Bath**

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