

COMCEN INDUSTRIAL CONDOS COOLER/FREEZER WAREHOUSE BAYS

3628-3638 NW 16TH STREET #B1-B6
LAUDERHILL, FL 33316



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SITE OVERVIEW

EXECUTIVE SUMMARY



ComCen Commerce Center

3628-3638 NW 16th St #B1-B6, Lauderhill, FL

\$2,550,000
Asking Price

7,560 SF
Contiguous Size, Units B1-B6

15'
Clear Ceilings

6
Grade Level Doors

PROPERTY HIGHLIGHTS

GLA:	7,560 SF
Units:	6 Units (B1-B6)
Year Built:	1986/1987
Loading Doors:	6 Grade Level Doors
Door Height:	12'w x 14'h
Ceiling Height:	15' Clear

Six Contiguous Small Bay Industrial Condos

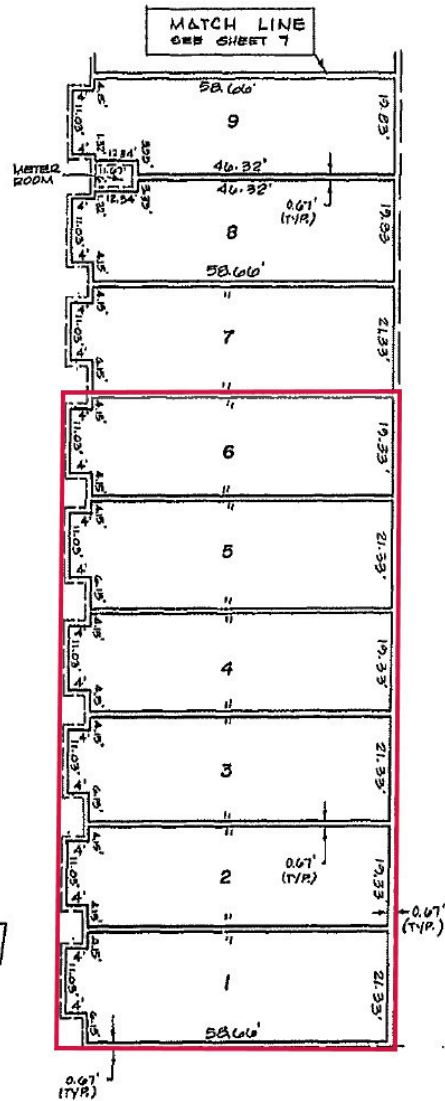
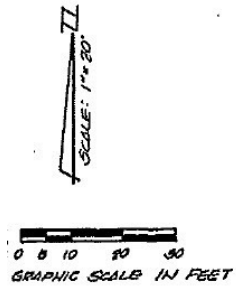
Refrigerated/Freezer Small Bay Owner-User or Investment!

- **Specialized Refrigerated Warehouse:** 1,563 SF built out office space with 70-80% of the warehouse area currently built out for refrigerated/freezer use, offering a rare plug-and-play solution for food distribution, cold storage, or specialty users.
- **Flexible Small-Bay Configuration:** Immediate functionality for owner-users while also offering flexibility to demize or lease to multiple tenants, well-suited for distribution, light manufacturing, or service-based businesses requiring practical, no-frills industrial space.
- **Strategic Broward Location:** Just east of US-441 with dual access from NW 16th and NW 15th Streets, the property offers excellent connectivity to major highways, labor pools, and regional logistics hubs including Fort Lauderdale and surrounding industrial corridors.
- **Condo Ownership with Lower Barriers to Entry:** Attainable ownership opportunity versus fee-simple assets, with stabilized maintenance and shared infrastructure, ideal for small business owners or investors seeking predictable operating costs and long-term appreciation.

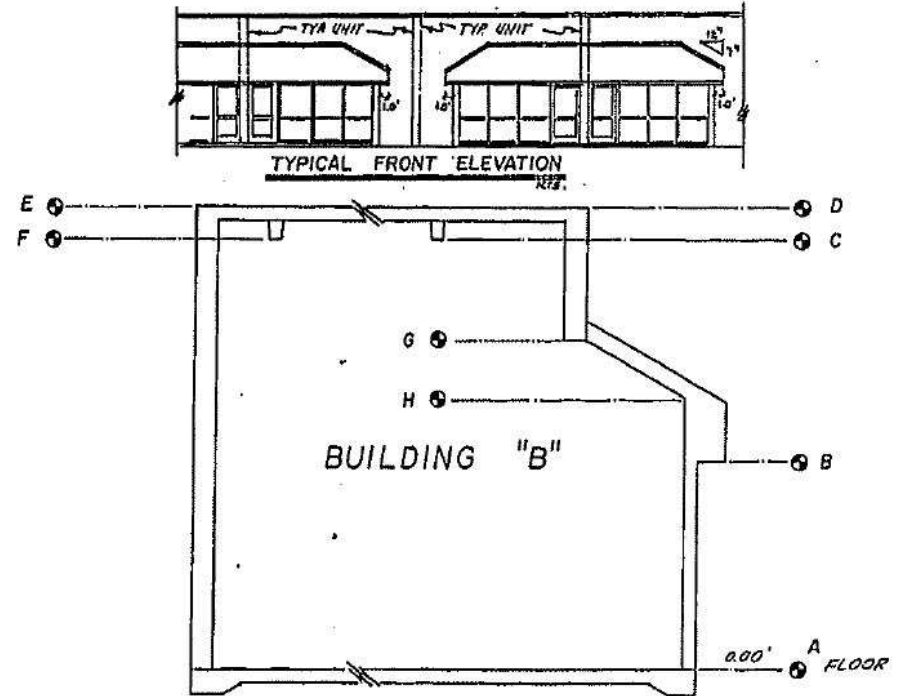
COMCEN COMMERCE PARK



SITE PLANS - SIX CONTIGUOUS UNITS



BUILDING "B"
HORIZONTAL BOUNDARIES



VERTICAL BOUNDARIES SECTION

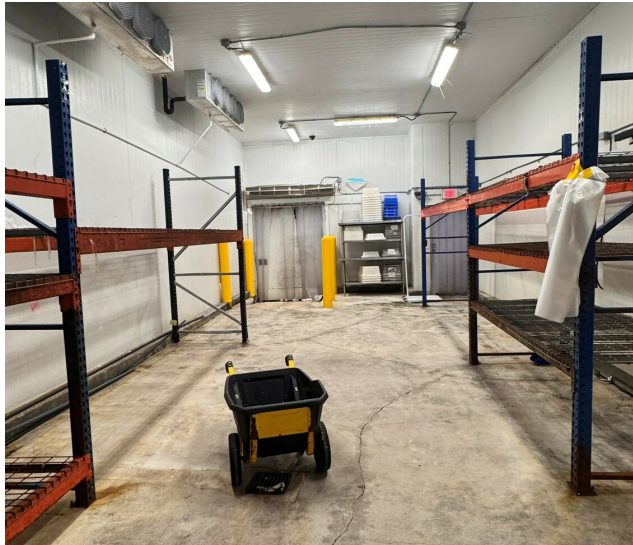
N.T.S.

	A	B	C	D	E	F	G	H
NORTH END OF BUILDING	3.81	15.98	23.72	23.09	24.22	23.22	22.51	18.11
MIDDLE OF BUILDING	6.86	15.94	23.73	25.12	24.24	23.29	20.52	18.07
SOUTH END OF BUILDING	6.82	15.96	23.71	25.11	24.21	23.20	20.50	18.13

UNIT PHOTOS



UNIT PHOTOS



LOCATION INFORMATION

ComCen
Commerce Park

3628



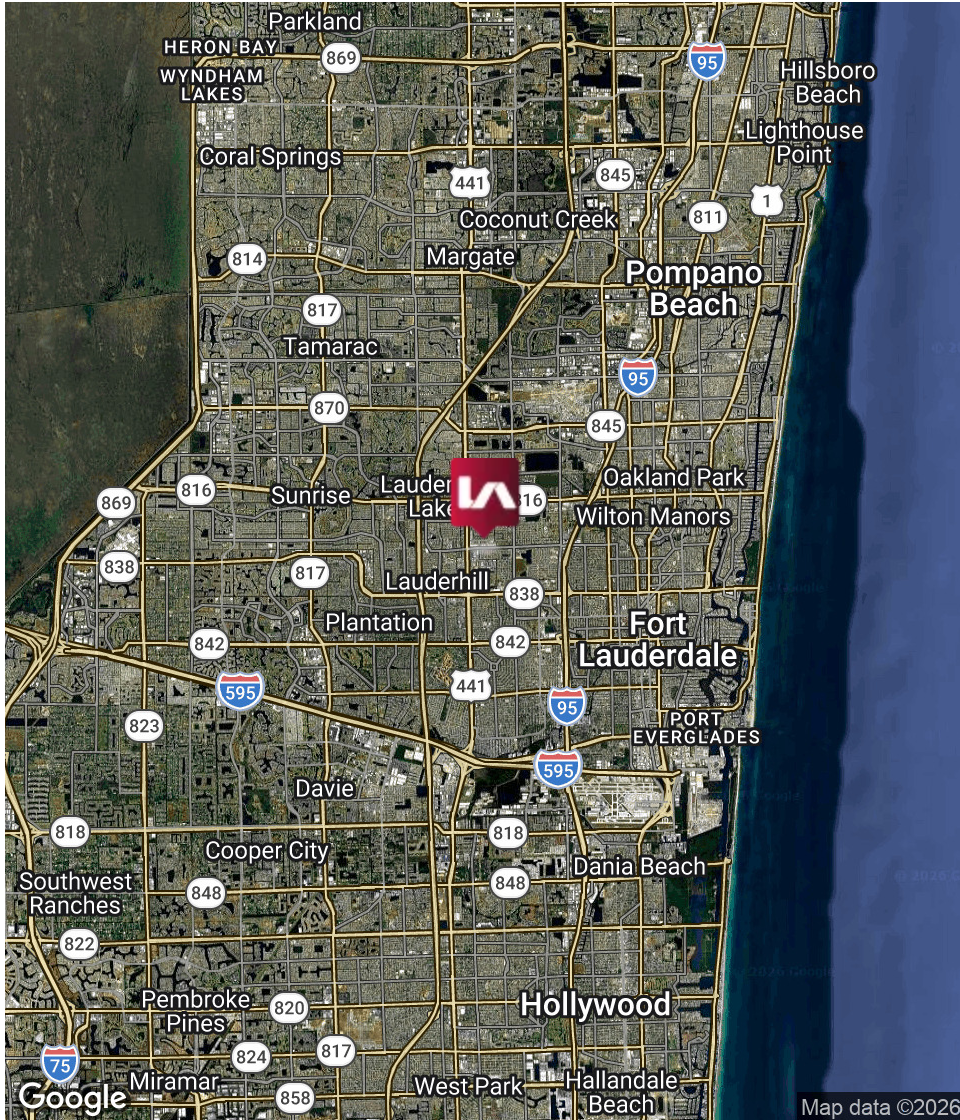
3662

3664



3698

REGIONAL MAP



LOCATION OVERVIEW

Positioned in central Broward County just east of US-441, the property provides convenient access to key transportation routes and surrounding industrial hubs. The location supports efficient connectivity to Fort Lauderdale, I-95 corridors, and regional logistics infrastructure.

CITY INFORMATION

CITY: Lauderdale
MARKET: South Florida
SUBMARKET: Lauderdale

AERIAL MAP



LAUDERHILL, FLORIDA



WHERE ACCESS MEETS OPPORTUNITY

Lauderhill, Florida is quickly emerging as a strategic hub for small-bay industrial users and investors, offering a rare combination of central Broward County access, affordability, and long-term upside. Positioned just east of US-441, businesses benefit from seamless connectivity to I-95, the Florida Turnpike, Port Everglades, and Fort Lauderdale-Hollywood International Airport—supporting efficient distribution, service operations, and regional reach. The surrounding industrial market remains stable and supply-constrained, with historically low vacancy and steady demand reinforcing the strength of small-bay assets in this submarket.

Adding to its appeal, the nearby Lauderdale Arts & Entertainment District is driving renewed investment and community engagement, enhancing the area's visibility and long-term growth trajectory. This evolving environment, combined with a dense local workforce and established business base, positions Lauderdale as an ideal location for owner-users seeking control of occupancy costs and investors targeting durable, income-producing assets with appreciation potential.

KEY BENEFITS

- **Central Broward Location:** Immediate access to US-441 with close proximity to I-95 and the Florida Turnpike, enabling efficient regional logistics and connectivity.
- **Strong Small-Bay Demand:** Limited supply and consistent occupancy trends support stable leasing fundamentals and long-term value growth.
- **Owner-User Advantage:** Opportunity to control occupancy costs, build equity, and hedge against rising industrial rents.
- **Revitalization Momentum:** Proximity to the Lauderdale Arts & Entertainment District enhances area appeal and supports future property value appreciation.
- **Accessible Labor Pool:** Surrounded by established residential communities providing a reliable and nearby workforce.
- **Functional Industrial Use:** Ideal for light manufacturing, distribution, trades, and service-oriented businesses requiring flexible space.

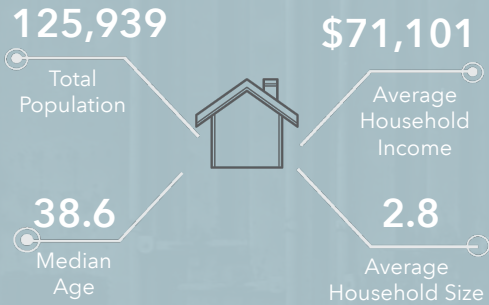


DEMOGRAPHICS



DEMOGRAPHIC PROFILE: 10, 15, 30 MIN RADIUS

KEY FACTS

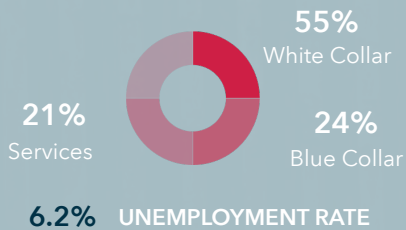


DAYTIME POPULATION

Total Daytime Population
102,021

Residents 67,016 Workers 35,005

EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse

145
Businesses

989
Employees

\$222,591,618
Sales

Manufacturing

162
Businesses

3,027
Employees

\$107,062,789
Sales

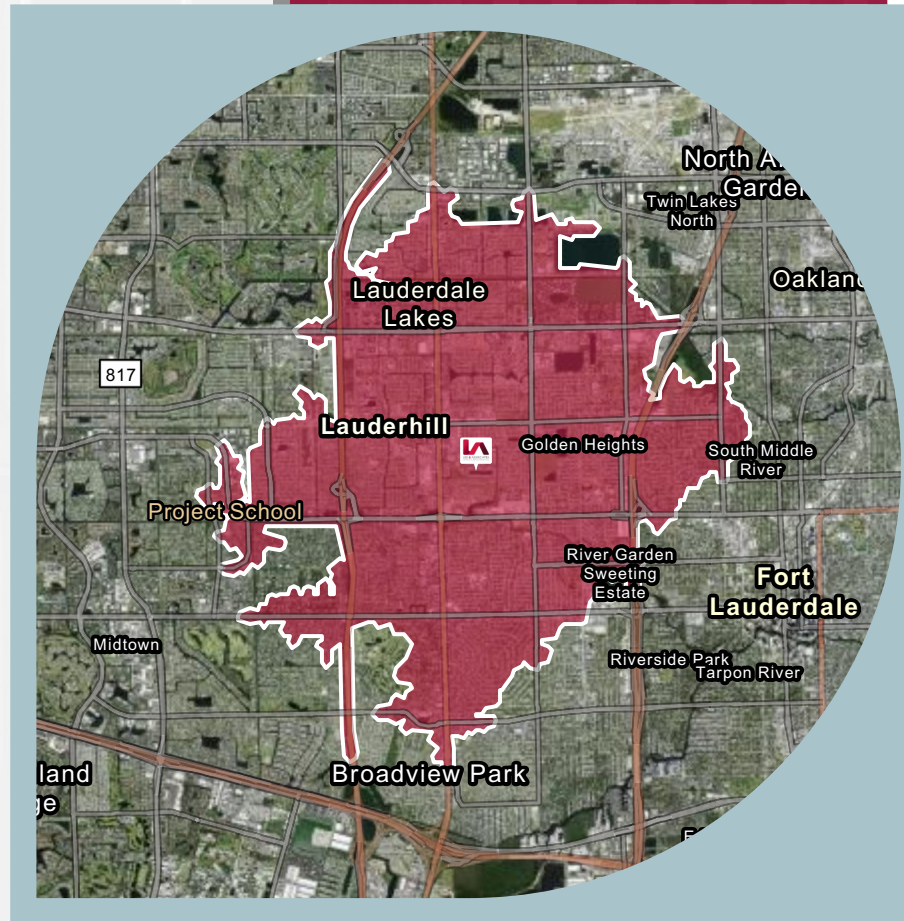
Wholesale Trade

136
Businesses

817
Employees

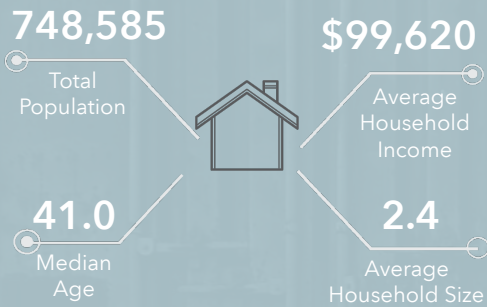
\$1,168,708,449
Sales

Drive time of 10 minutes



DEMOGRAPHIC PROFILE: 10, 15, 30 MIN RADIUS

KEY FACTS

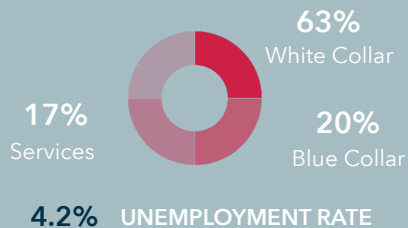


DAYTIME POPULATION

Total Daytime Population
789,880

Residents: 352,567
Workers: 437,313

EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse

1,701
Businesses

20,508
Employees

\$3,636,182,547
Sales

Manufacturing

1,293
Businesses

14,009
Employees

\$2,118,919,504
Sales

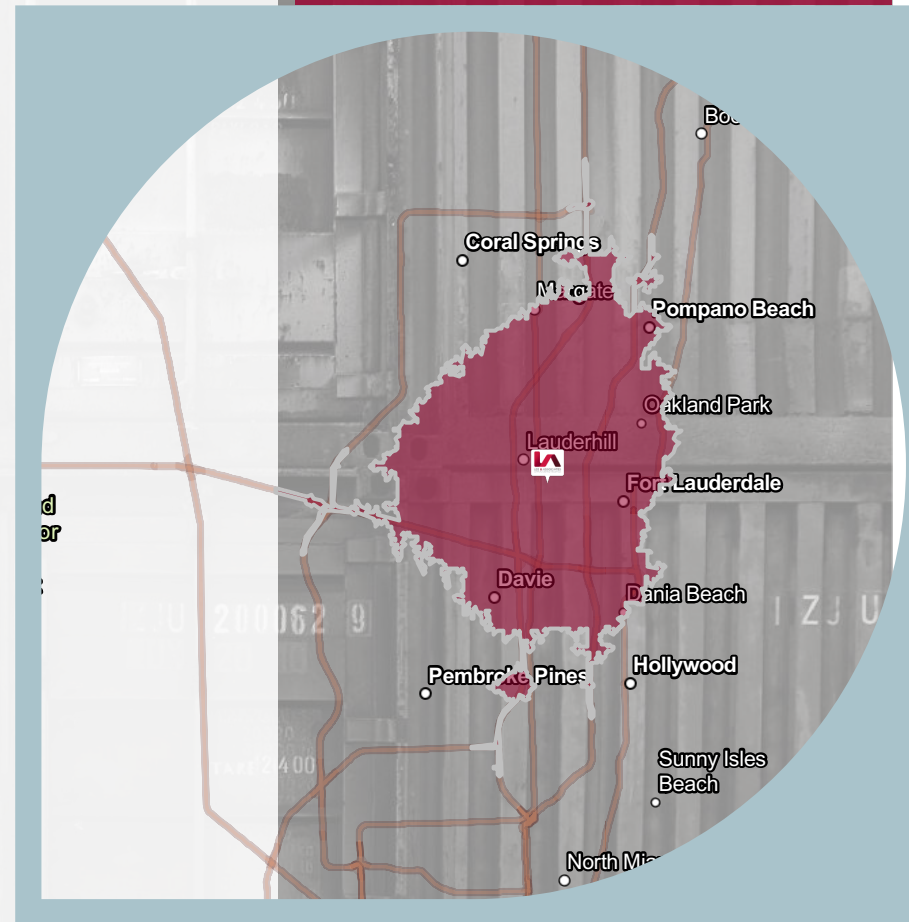
Wholesale Trade

1,719
Businesses

24,668
Employees

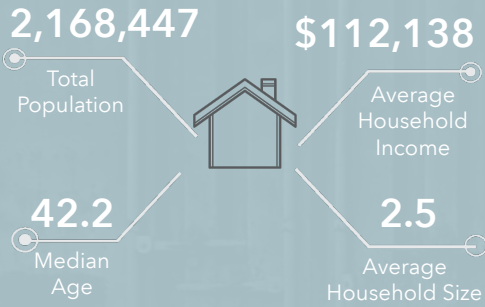
\$37,424,174,093
Sales

Drive time of 20 minutes

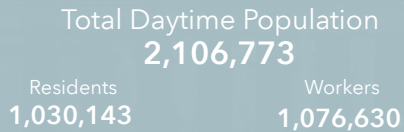


DEMOGRAPHIC PROFILE: 10, 15, 30 MIN RADIUS

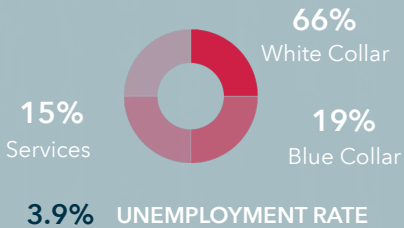
KEY FACTS



DAYTIME POPULATION



EMPLOYMENT



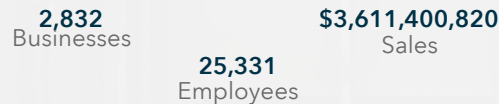
BUSINESS & INDUSTRY



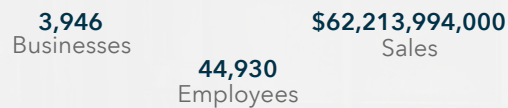
Transportation/Warehouse



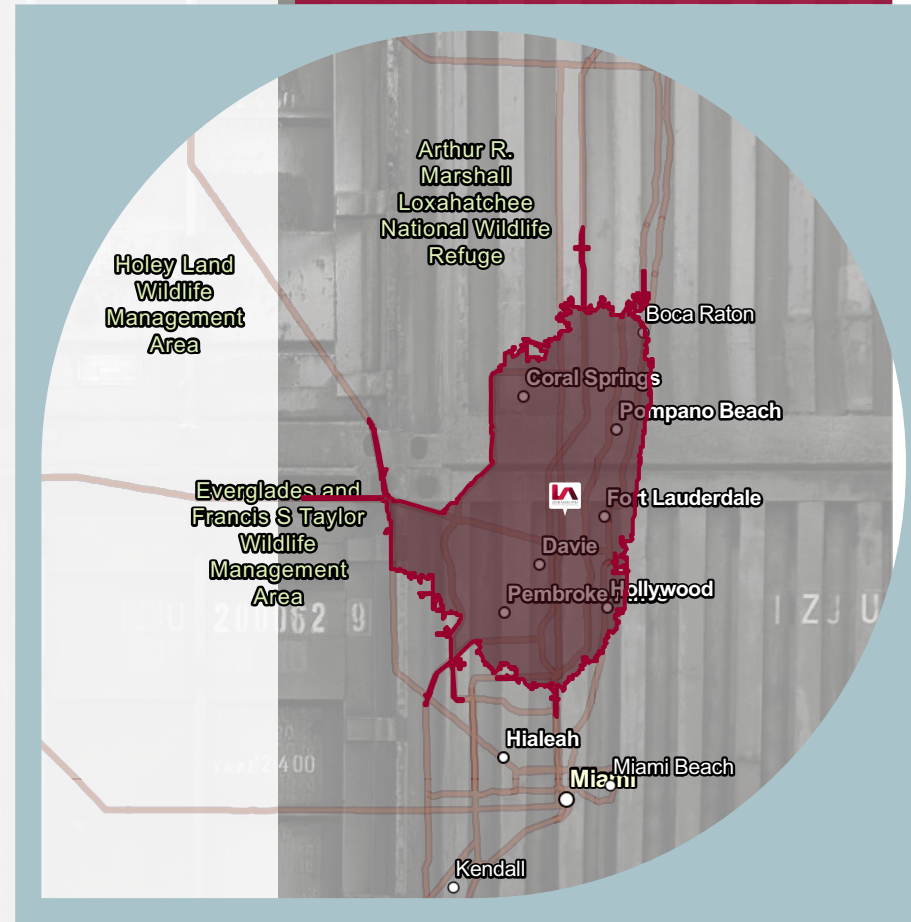
Manufacturing



Wholesale Trade



Drive time of 30 minutes



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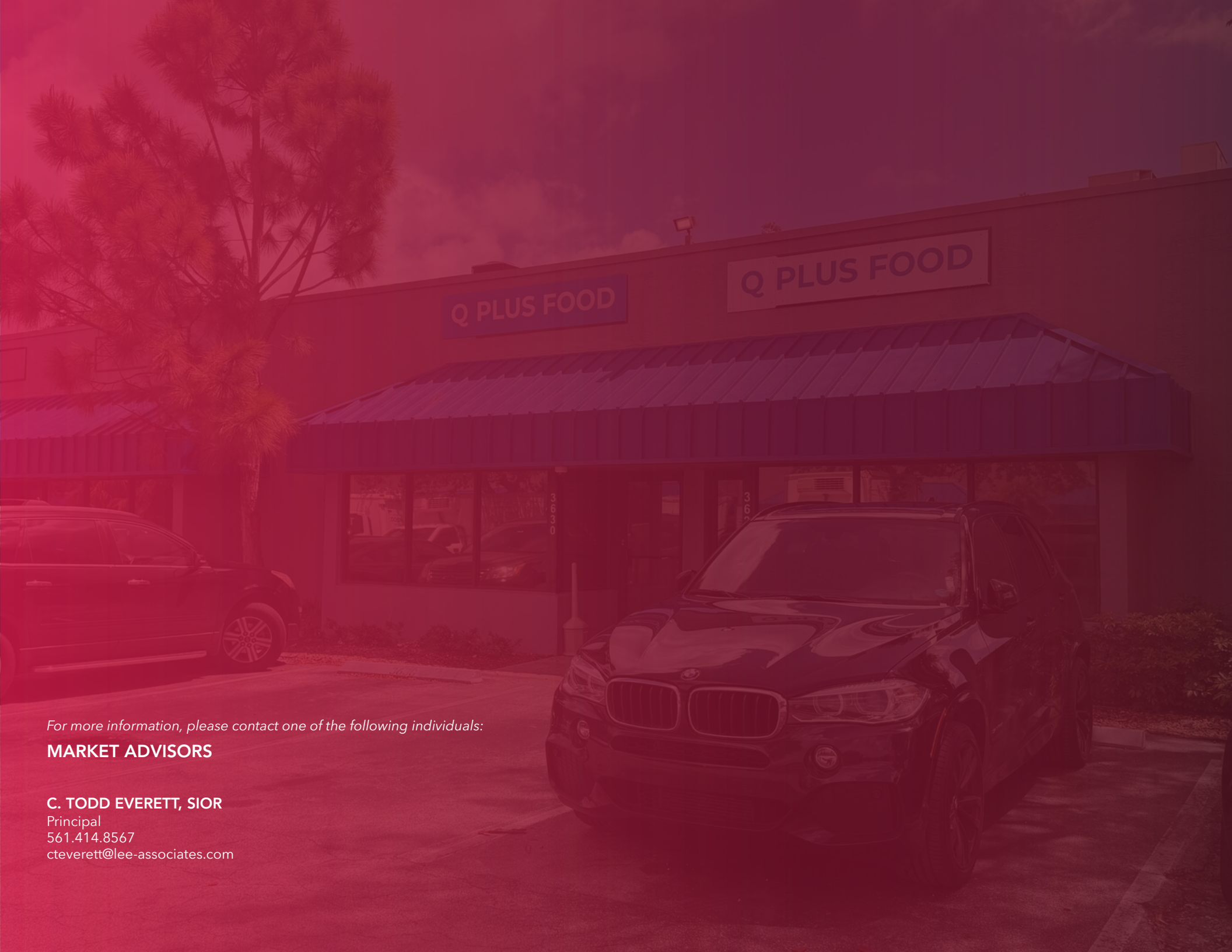
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Q PLUS FOOD

Q PLUS FOOD

For more information, please contact one of the following individuals:

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