

# For Lease

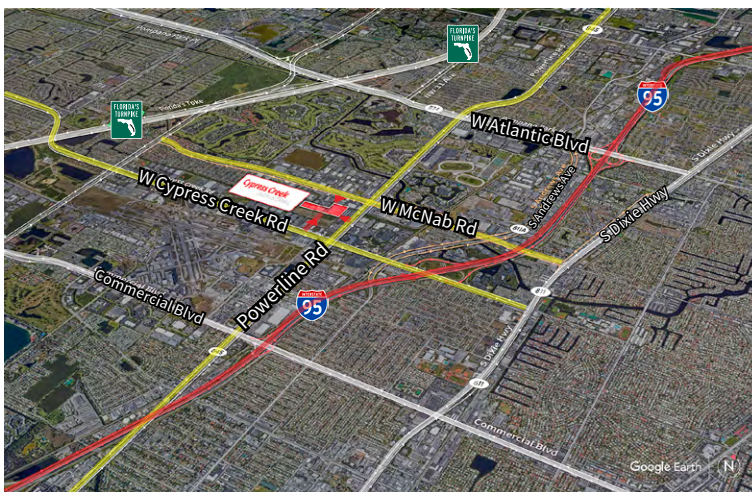
Cypress Creek Industrial Park  
6500 NW 12th Avenue  
Fort Lauderdale, Florida 33309



Industrial Space For Lease  
**12,981 SF**

## Cypress Creek Industrial Park

6500 NW 12th Avenue, Fort Lauderdale, Florida 33309



### Location

- Easy access off McNab Rd and Cypress Creek Rd
- Excellent access to I-95 and the Florida Turnpike
- Equidistant to Fort Lauderdale/Hollywood International Airport and Palm Beach International Airport

### Space Features

- Suite 110
- 12,981 SF total
- 4,618 SF of office
- 8,338 SF of warehouse
- Three (3) dock high doors
- Two (2) grade level doors
- 20' clear height
- 150' shared truck court
- Parking ratio: 2.0/1,000 sf



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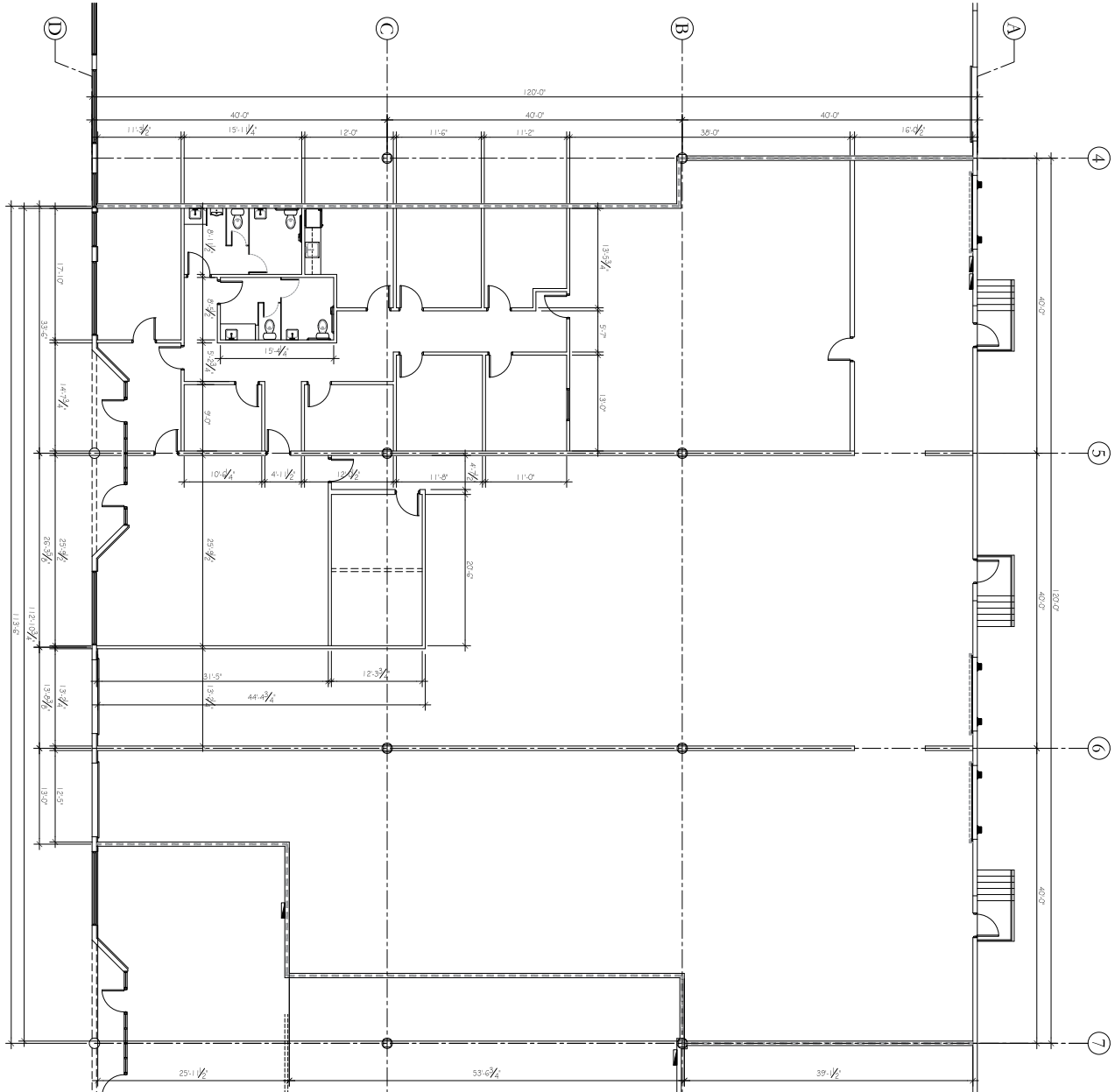
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### Cypress Creek Industrial Park Dimensioned Floor Plan - Suite 110

Total: 12,981 SF  
Office: 4,643 SF  
Warehouse: 8,338 SF



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### Cypress Creek Industrial Park Site Plan

■ - Available Space



Building	Suite	Total (SF)	Office (SF)	Warehouse (SF)	Loading	Clear Height	Available Date
1	110	12,981	4,643	8,338	3 DH / 2 G	20'	7/1/2026

