

Available For Lease

201 NW 22nd Avenue
Fort Lauderdale, FL



221,627 SF

CLASS A DISTRIBUTION WAREHOUSE

OFFICE Main Office - 14,375 SF
Spec Office - 2,749 SF

LOADING FACILITIES Rear load | 44 dock doors

DRIVE-IN DOOR (3) 12' x 14' drive-in doors

AUTO PARKING 286 spaces (177 total)

LIGHTING LED

POWER 1,600 amp | 480/277 V

BUILT 2018

CONSTRUCTION Concrete tilt-up

CLEAR HEIGHT 32'

COLUMN SPACING 51' x 54'

DEPTH 315'

TRUCK COURT 125'

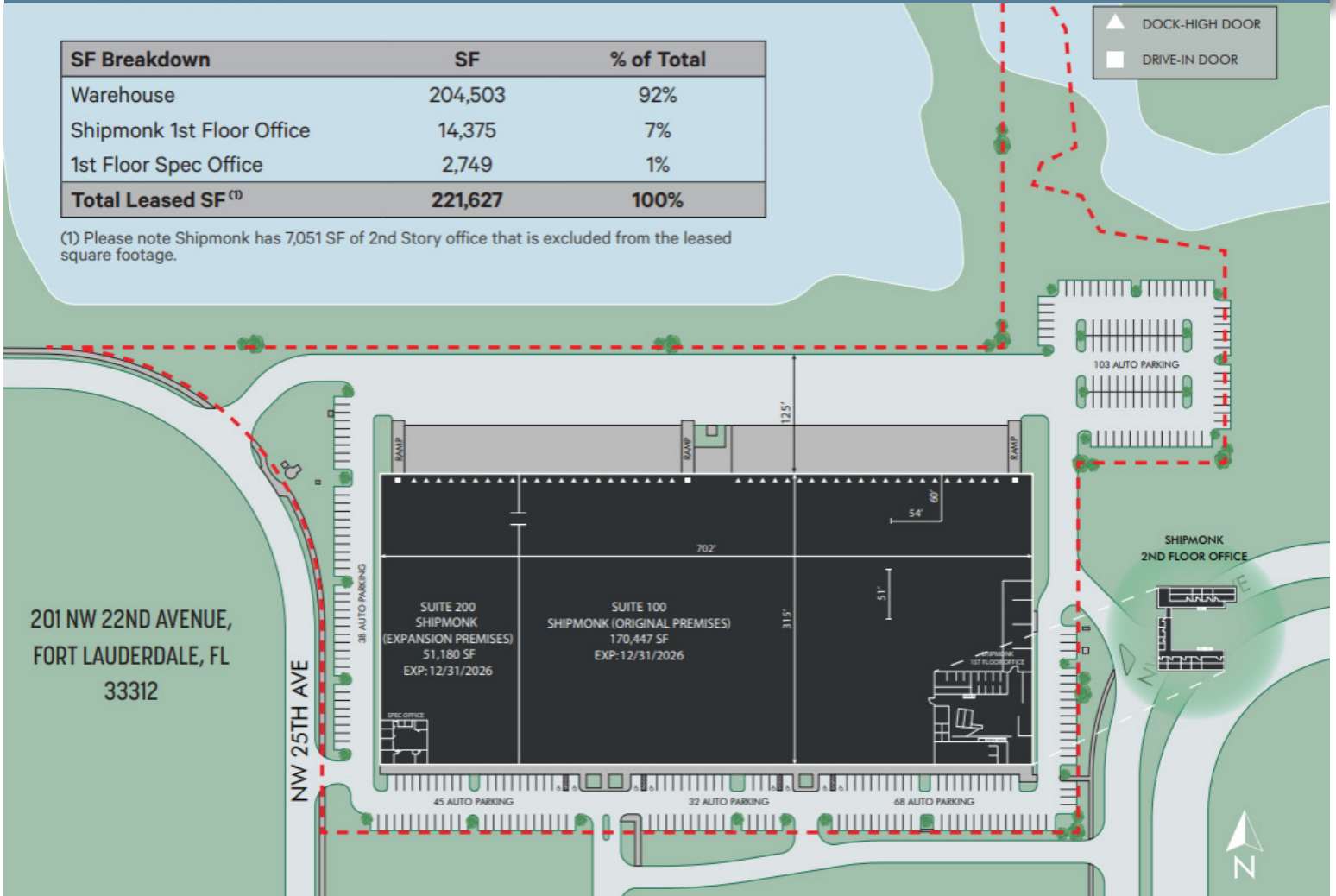
ROOF TPO | warranty through 2028

FIRE SUPPRESSION ESFR

SITE PLAN

| SF Breakdown | SF | % of Total |
|---------------------------------------|----------------|-------------|
| Warehouse | 204,503 | 92% |
| Shipmonk 1st Floor Office | 14,375 | 7% |
| 1st Floor Spec Office | 2,749 | 1% |
| Total Leased SF ⁽¹⁾ | 221,627 | 100% |

(1) Please note Shipmonk has 7,051 SF of 2nd Story office that is excluded from the leased square footage.



ACCESS



LOCATION



REGIONAL MAP

Regional Connections
201 NW 22nd Ave

| | |
|---------------------------------------|---------------------------|
| | ±3 minutes, Immediate |
| Downtown Fort Lauderdale | ±5 minutes 2.0 miles |
| | ±6 minutes 3.0 miles |
| Port Everglades | ±12 minutes 5.6 miles |
| Fort Lauderdale International Airport | ±10 minutes 6.4 miles |
| | ±15 minutes 14.3 miles |
| Port Miami | ±35 minutes 28.6 miles |
| Miami International Airport | ±35 minutes 30.0 miles |