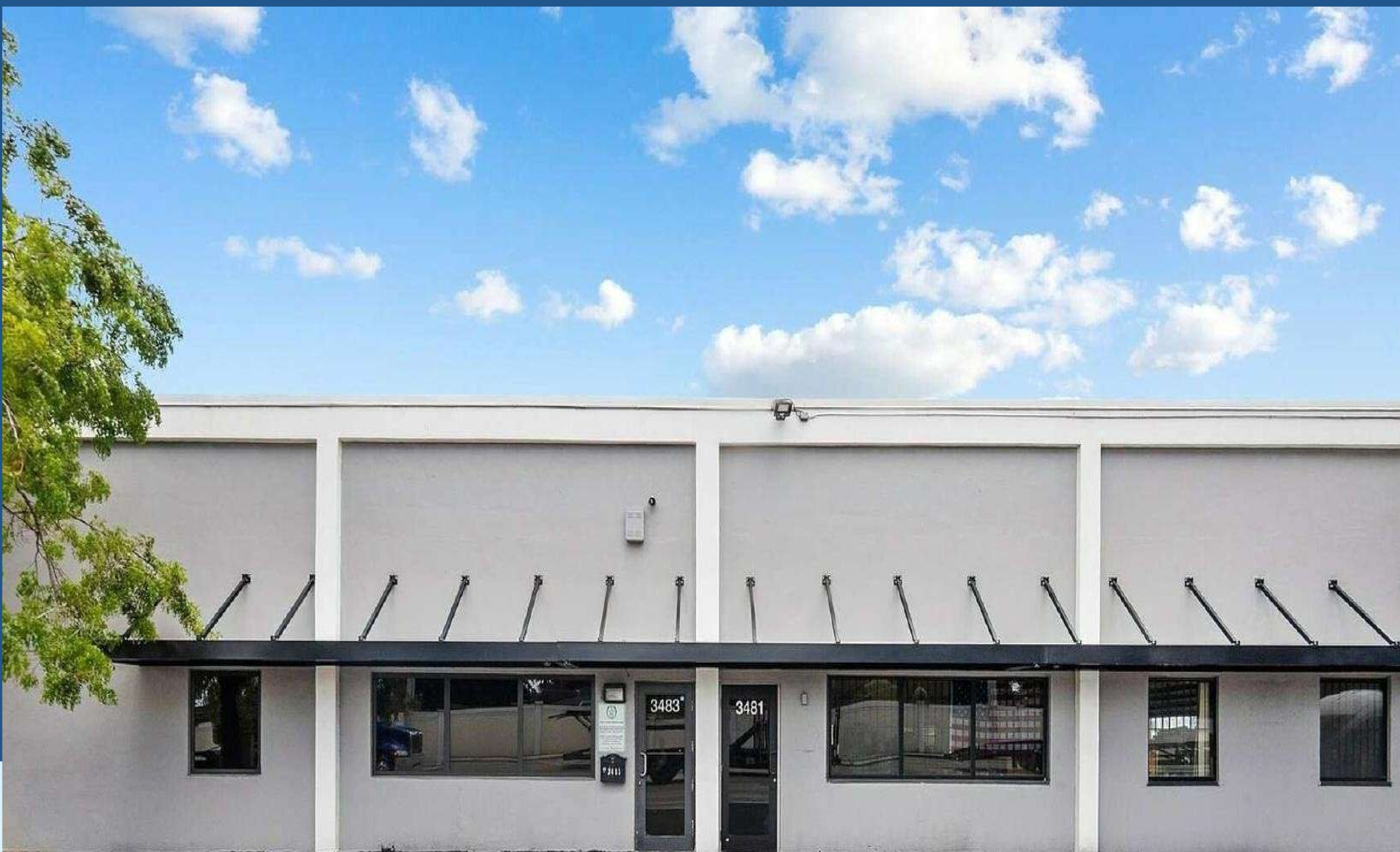


For Lease

InSpace at Central Broward

Light Industrial / Flex / Retail

750 - 10,400 SF Available



3435-3699 NW 19th Street **Lauderdale Lakes, FL 33311**

1814-1896 NW 38th Ave **Lauderhill, FL 33311**



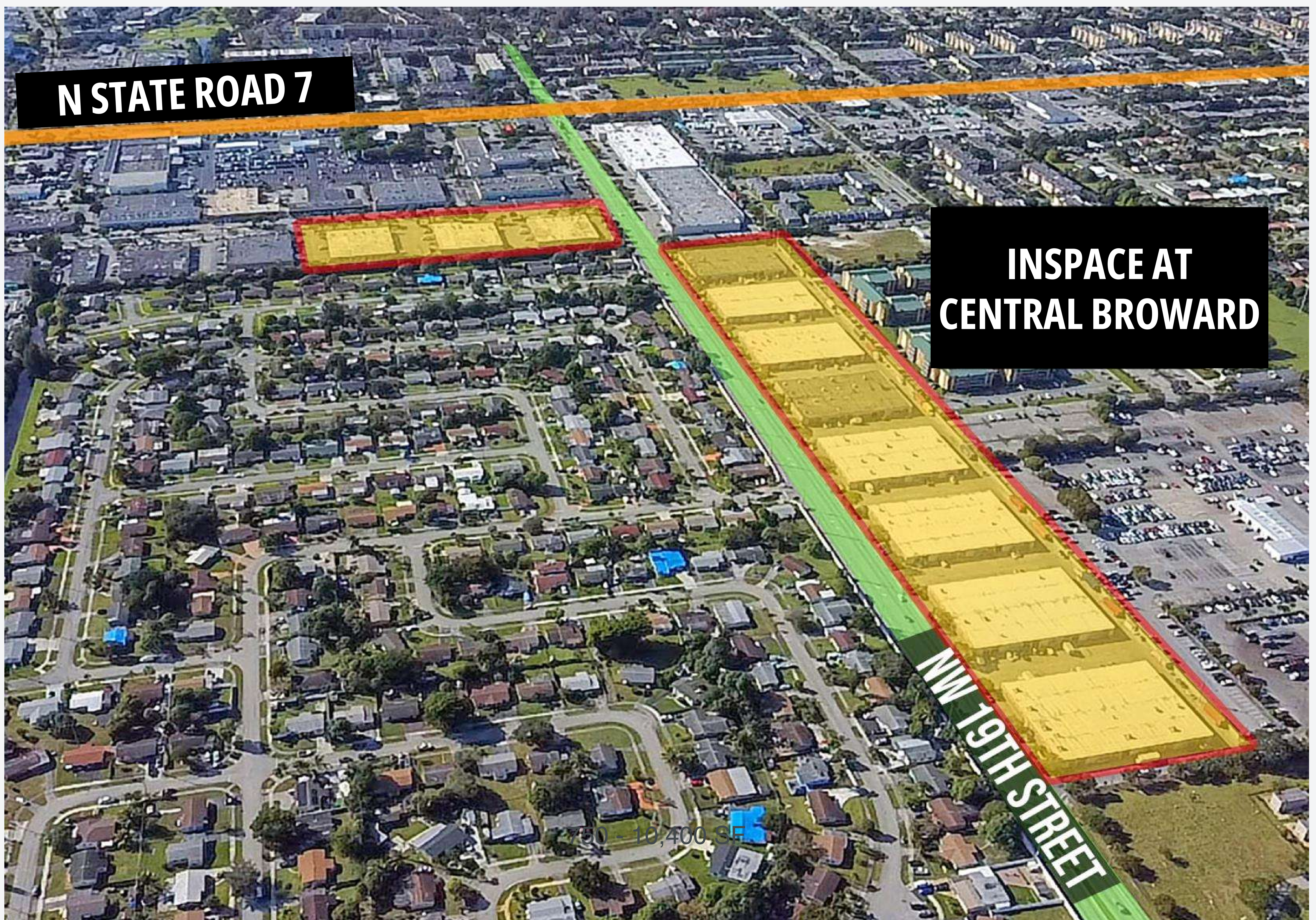
**SHALLOW
BAY
ADVISORS**

STEVE BESS

 Steve@shallowbayadvisors.com  **561-678-0002**



For Lease



Property Description

InSpace at Central Broward is a multi-tenant small bay industrial park in the heart of Lauderdale Lakes, Florida. The property contains 354,336 square feet across 11 contiguous buildings at the center point of Broward County.

Features include an abundance of parking, excellent ceiling heights, on-site property management, and a park-like feel. 12x14 grade level doors, +/- 18 ft ceiling heights, offices with AC.

Tenants capitalize on the ideal last-mile location. InSpace at Central Broward sits within a 16-minute drive of the core of Fort Lauderdale, perfect for a wide range of uses, including distributors, e-commerce businesses, and showrooms.

Its central location within Broward County and convenient access to arterial highways, including Florida's Turnpike and Interstate 95, makes InSpace at Central Broward an incredible choice for businesses looking to expand their reach.



**SHALLOW
BAY
ADVISORS**

STEVE BESS



Steve@shallowbayadvisors.com



561-678-0002



For Lease

Offering Summary

Base Rent

Call for Pricing

Available SF

750 - 10,400 SF

Building Size

354,336 SF across 11 buildings

Unit Type

Light Industrial, Flex, Retail

Zoning

B4 & CW

Location

Conveniently located at the heart of Broward County with on-site property management and a park-like feel.



SHALLOW
BAY
ADVISORS

STEVE BESS

Steve@shallowbayadvisors.com 561-678-0002



For Lease

Property Highlights

Grade Level Doors

12x14 grade level doors for easy loading and unloading with excellent visibility from the main road.

Ceiling Heights

+/- 18 ft ceiling heights with offices featuring AC throughout.

Last-Mile Location

Ideal last-mile location within a 16-minute drive of the Fort Lauderdale core. Vacancy rate under 4%.

Permitted Uses

Zoned B4 & CW. Contact broker for full list of permitted uses including light industrial, flex, and retail.

About

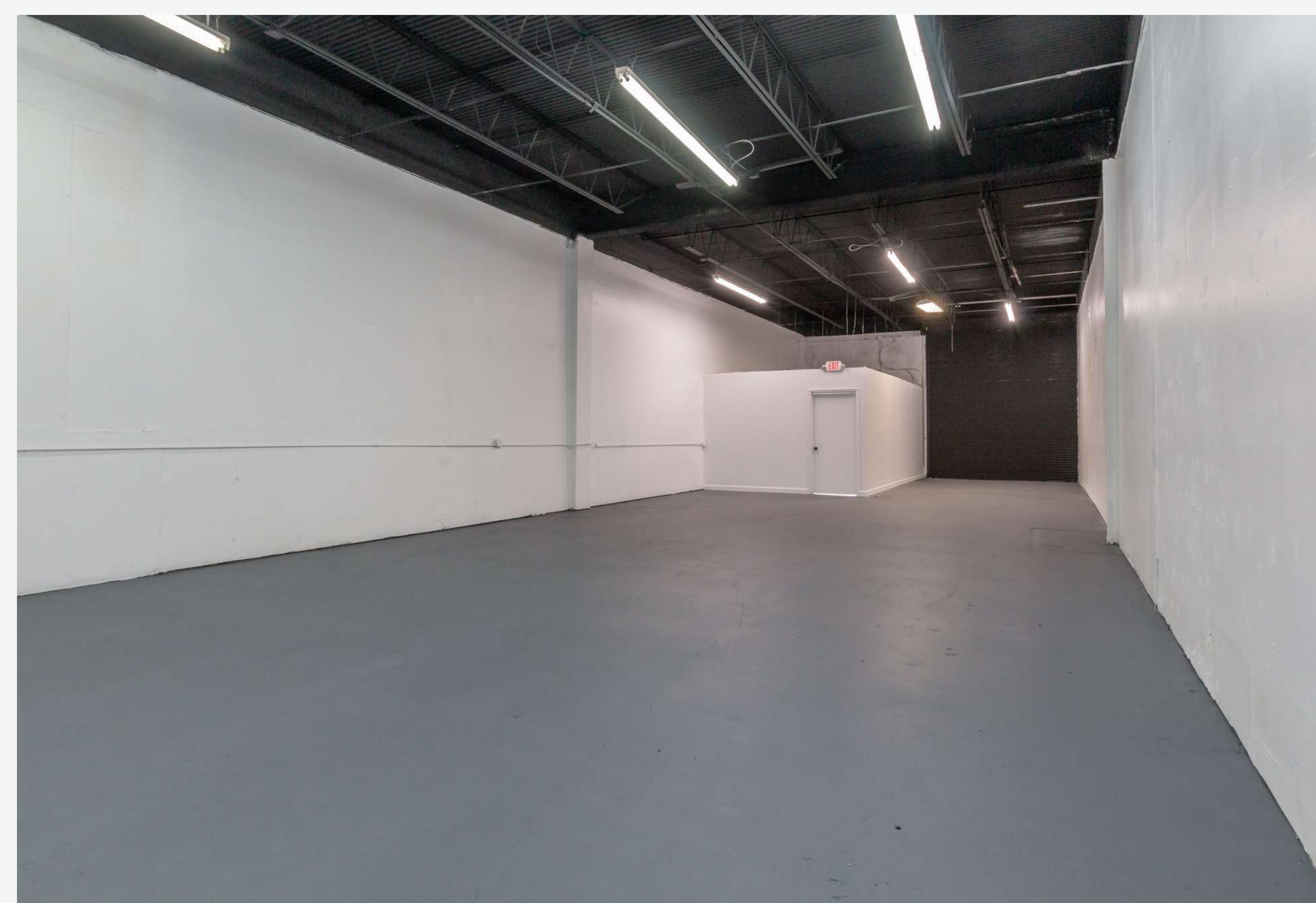
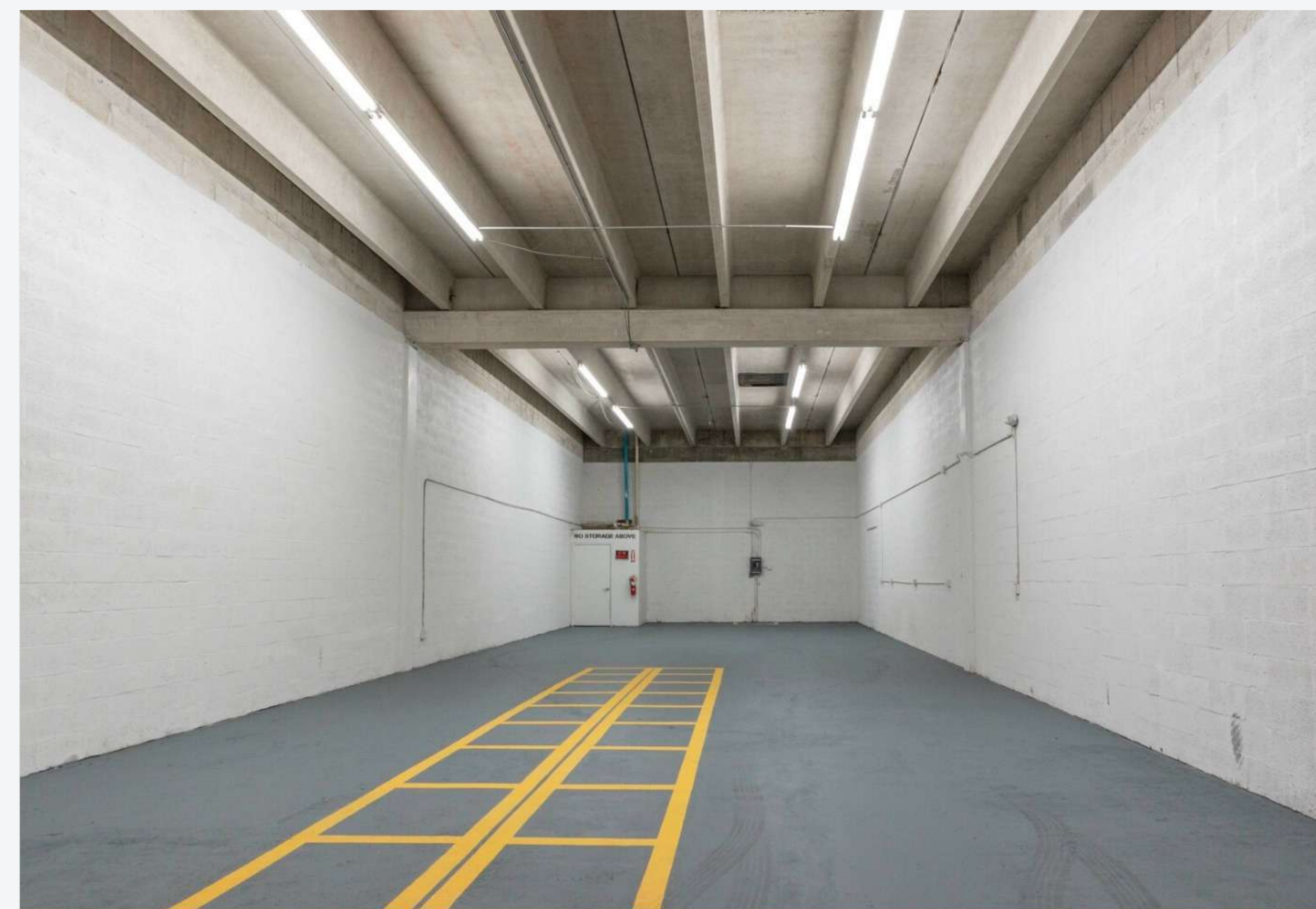
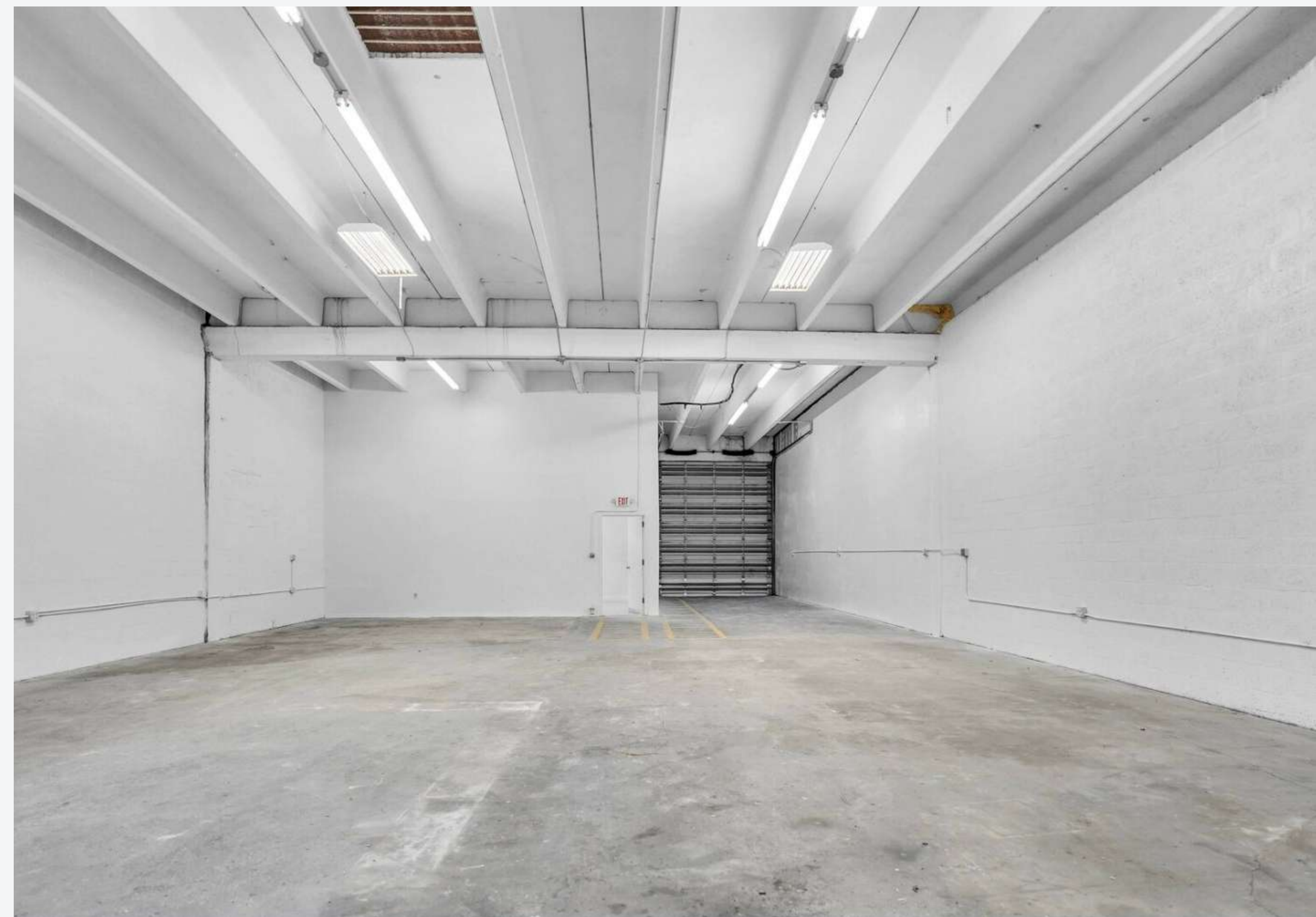
Multi-Tenant Industrial Park

354,336 SF across 11 contiguous buildings. Abundance of parking with park-like feel.

About

On-Site Management

On-site property management ensures quick response and excellent tenant experience throughout the campus.



SHALLOW
BAY
ADVISORS

STEVE BESS



Steve@shallowbayadvisors.com



561-678-0002



For Lease

DRIVE TIMES

FL Turnpike Access

Just 4 minutes / 1.6 miles from
Florida's Turnpike on-ramp. Perfect
for distributors and e-commerce.

Miami Airport

45 Min / 37.4 Miles from Miami
International Airport.

Las Olas Blvd

15 Min / 6.6 Miles to vibrant Las
Olas Boulevard, Fort Lauderdale.

FL Turnpike

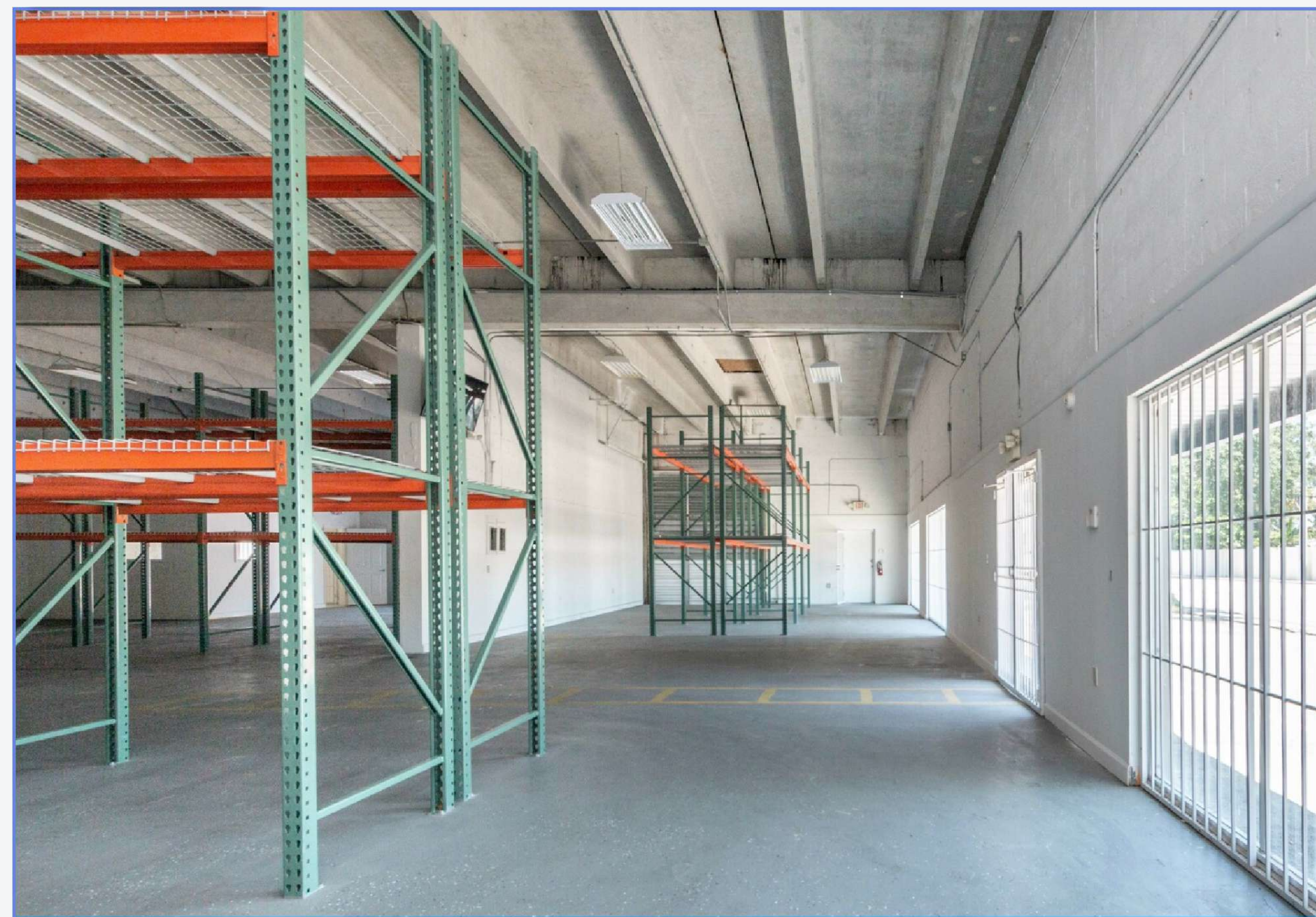
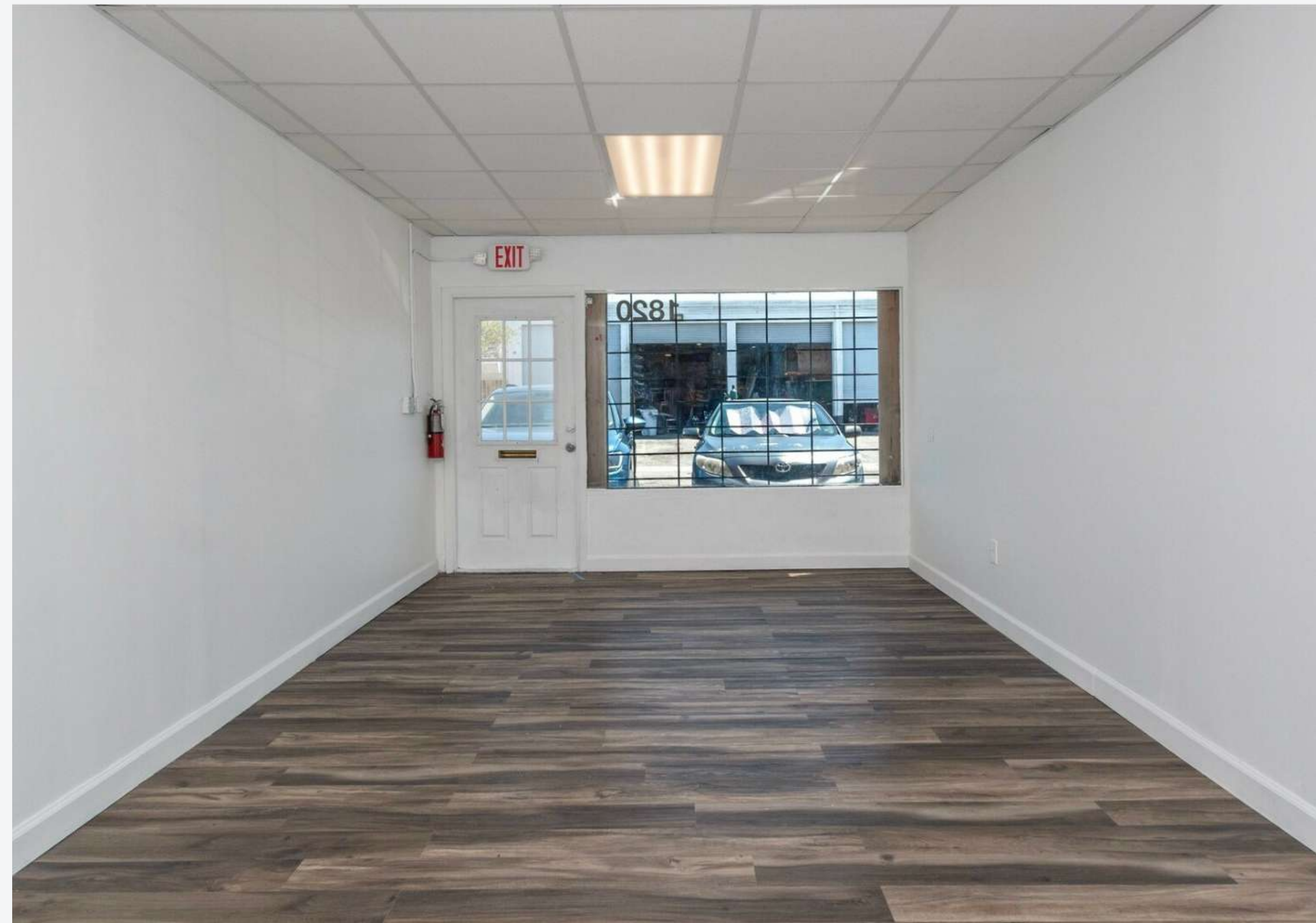
4 Min / 1.6 Miles

FLL Airport

14 Min / 9.3 Miles

I-95 & 441

I-95: 8 Min / 6.3 Miles |
Hwy 441: 2 Min / 0.2 Miles



SHALLOW
BAY
ADVISORS

STEVE BESS



Steve@shallowbayadvisors.com



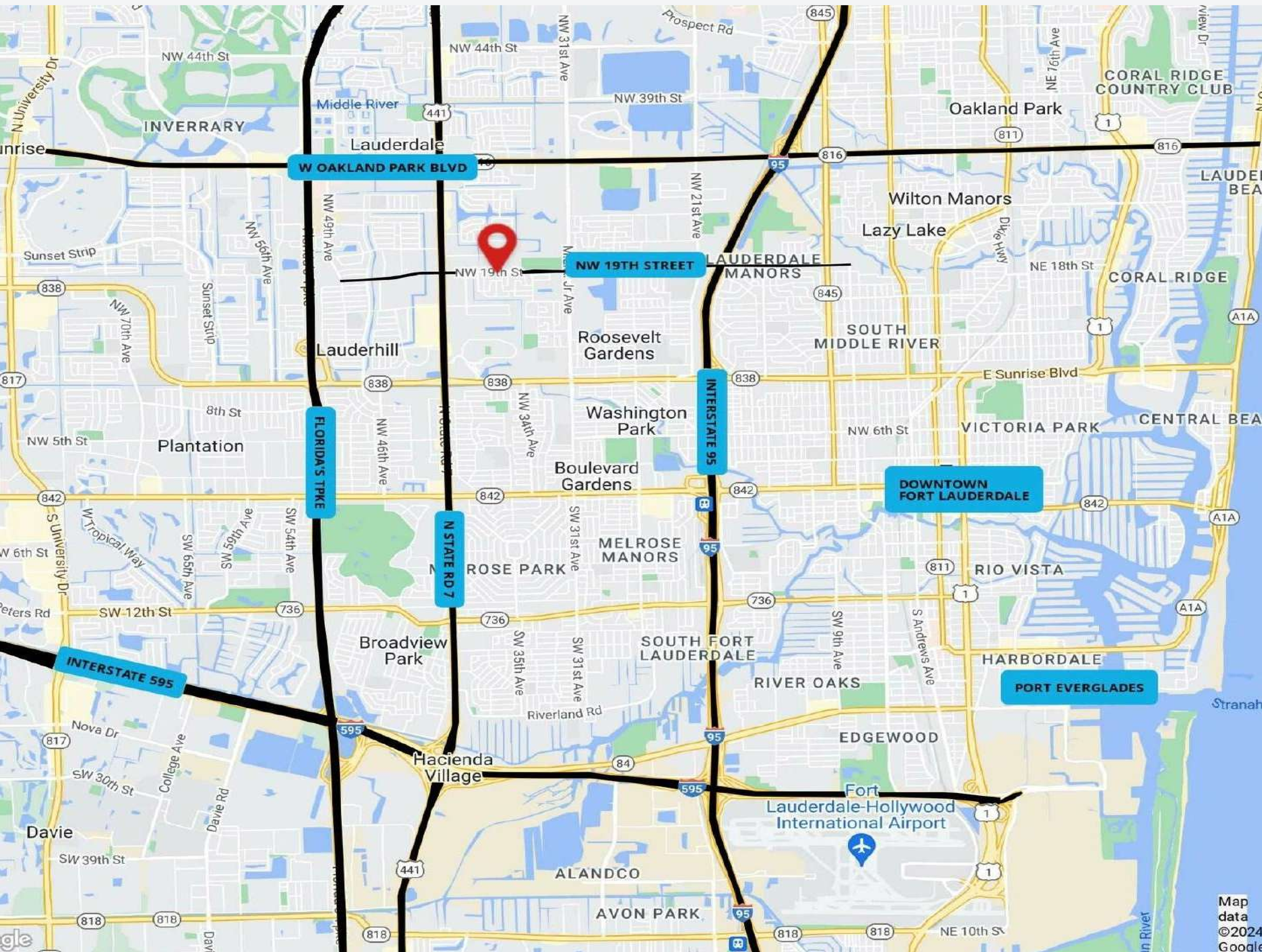
561-678-0002



For Lease

3645-3647 NW 19th St,
Lauderdale Lakes, FL 33311

1814-1896 NW 38th Ave,
Lauderhill, FL 33311



SHALLOW
BAY
ADVISORS

STEVE BESS

Steve@shallowbayadvisors.com 561-678-0002



For Lease

3645-3647 NW 19th St, Lauderdale Lakes, FL 33311

1814-1896 NW 38th Ave, Lauderhill, FL 33311



Contact us to arrange a tour!

Steve Bess

Managing Broker

323.810.7241

Steve@shallowbayadvisors.com

Suzana Ruben

Leasing Agent

917.634-0446

Suzana@shallowbayadvisors.com

CHECK US OUT



**SHALLOW
BAY
ADVISORS**

