



## *Small Bay Warehouse Spaces*

358 NW 27th Ave  
Fort Lauderdale, FL 33311

*For Lease*

[martinezteamcommercial.com](http://martinezteamcommercial.com)

Lease a small bay warehouse in a premier destination that's strategically located in the city of Fort Lauderdale, FL. The warehouses are in the heart of a bustling commercial hub. Our warehouse park offers an unparalleled opportunity for businesses seeking a convenient location, flexibility, and a thriving environment.



**Asking Price: \$18.38 PSF Base Rent**

**NNN is \$2.89 PSF**

**The size of the Bays is 1100 SF**

**Type of Property: Warehouse Spaces**

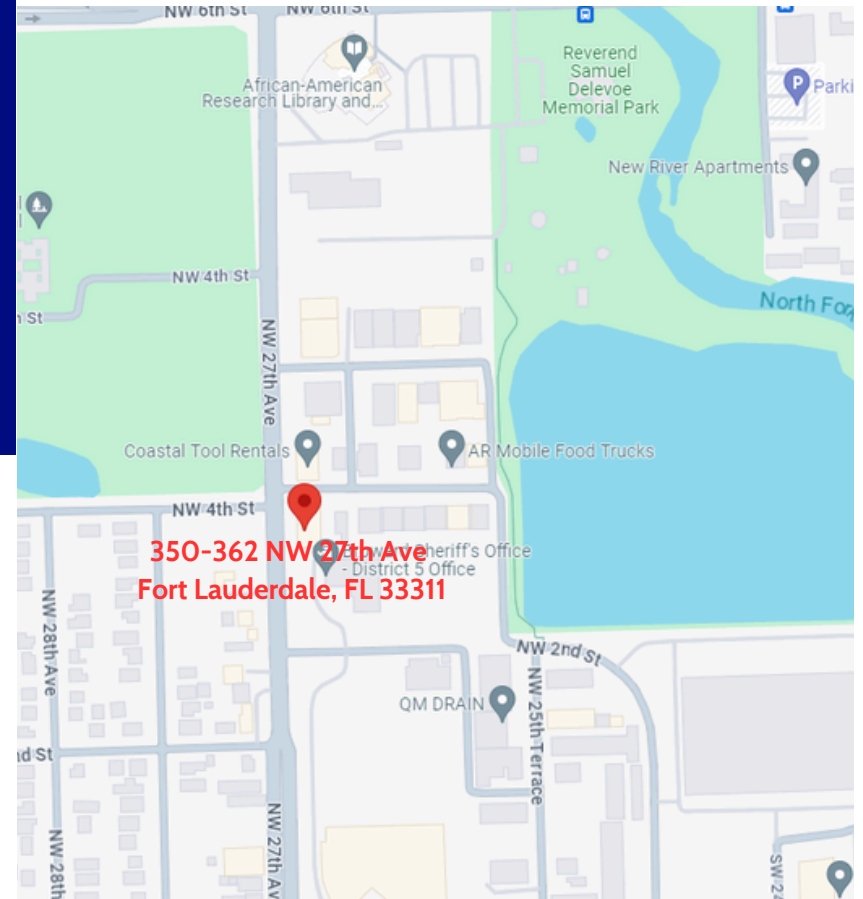
### HIGHLIGHTS

- 3-5 year leases
- Plenty of Paved Yard in the rear for deliveries.
- 12' clear ceilings
- A/C in the front office
- Pride of Ownership

### DEMOGRAPHICS

	2 mile	5 mile	10 mile
2023 Population	71,055	384,700	1,234,314
2023 Households	23,989	154,481	503,373
Average Household Income	\$69,063	\$82,855	\$83,933

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# Floor Plan

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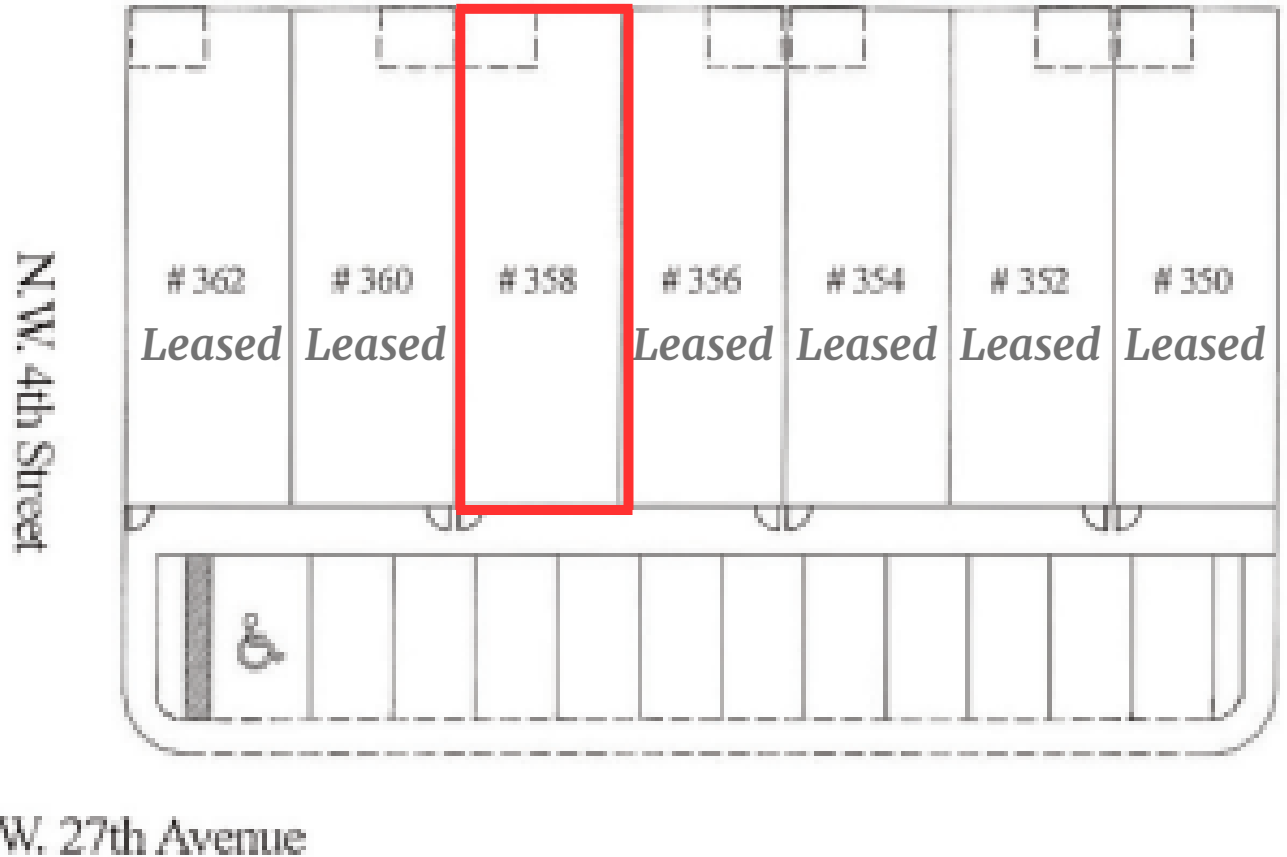


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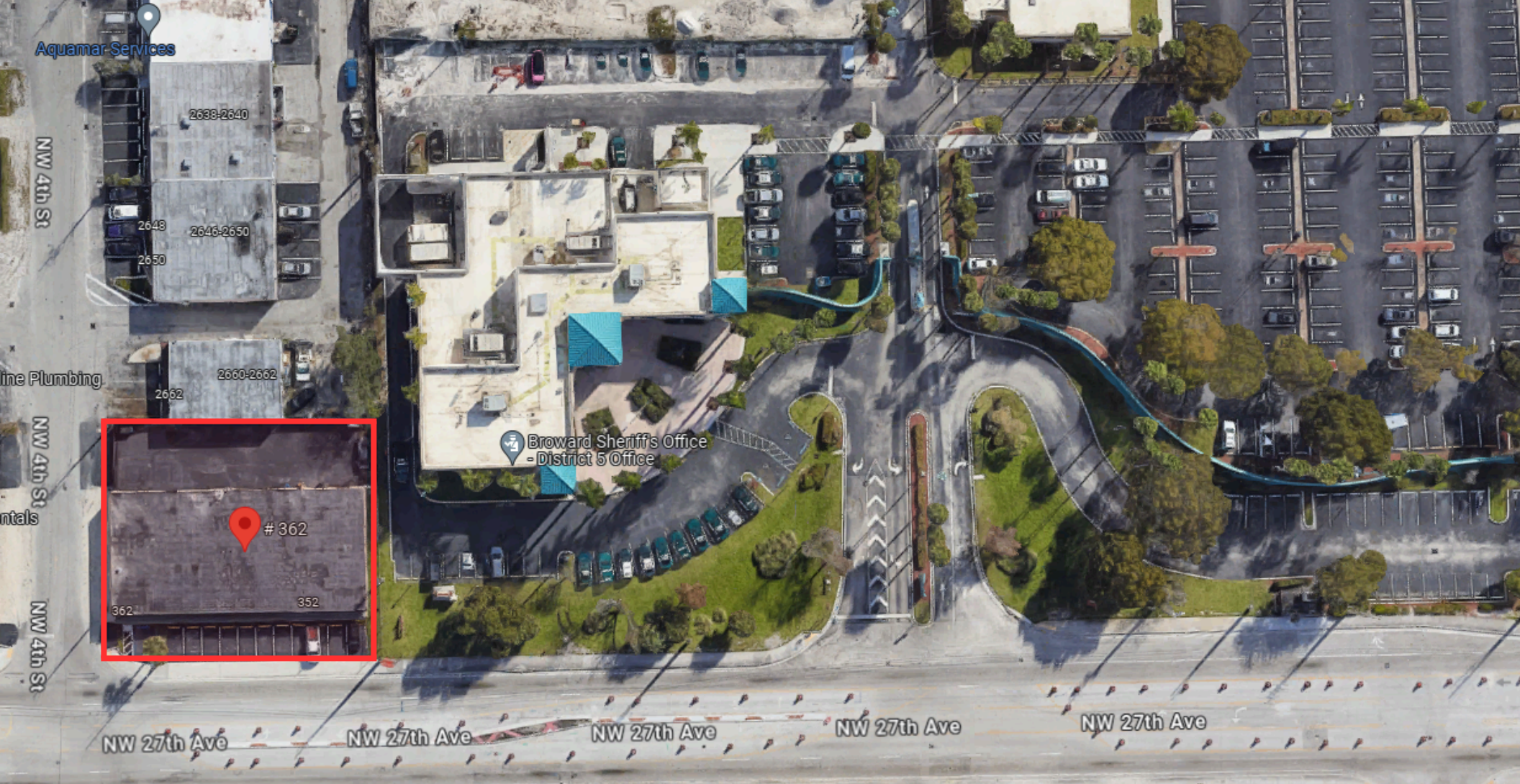


# Site Plan

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# *Aerial View*

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