



ON SITE MANAGEMENT & LEASING OFFICE
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FOR LEASE

500,000 Square Feet of Office/Warehouse Bays
One of Broward Counties Largest Industrial Parks
LAUDERDALE LAKES INDUSTRIAL PARK
Common Area Renovations Completed 2010



2696 NW 31st Avenue, Lauderdale Lakes, FL 33311
(Centrally Located in The Heart of Fort Lauderdale just South of Oakland Park Blvd., 2 Miles West of I-95 & 3 Miles to Florida Turnpike)

ON SITE OFFICE
 (954) 485-9200 • Fax (954) 485-8284
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LEVY
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COMMERCIAL • INDUSTRIAL • INVESTMENTS

4901 N.W. 17TH WAY, SUITE 103, FORT LAUDERDALE, FL 33309
 NOTE: This offering subject to errors, omissions, prior sale or withdrawal without notice. NML 187604-P



Features Include:

- Same ownership since 1997
- Tenant improvement \$\$\$ & leasing incentives
- Surveillance security cameras for crime prevention monitoring entrances to park
- 500,000 SF with unit sizes of 1200, 1400, 1600, 1800, 2150, 3400, 3600, 5000, 7500, 10,000, 15,000, 20,000 SF
- Dock Height and/or Street Level Loading
- High Speed Cable Internet
- All Bays with A/C Offices
- Foreign Trade Zone
- Ceiling Heights from 14' Clear - 24' Clear
- Heavy 3-Phase power in many units
- Easy Access to I-95 & Florida Turnpike
- Industrial Zoning allows for Manufacturing, Fabrication Assembly and Distribution

