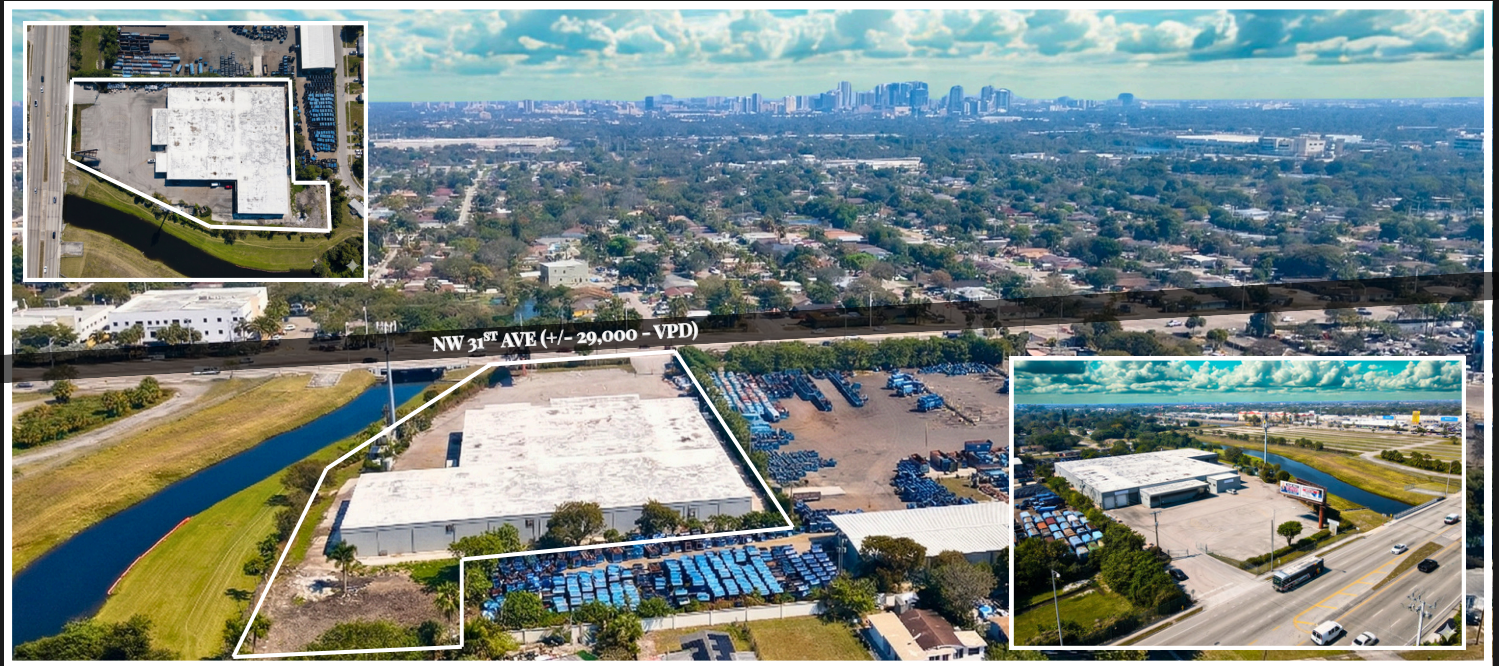


WAREHOUSE FOR LEASE

901 NW 31st Ave, Lauderdale, FL 33311

Recently renovated industrial warehouse in Broward County perfect for a wide range of industrial and commercial uses.



HIGHLIGHTS

- CW - Industrial Commercial Warehouse zoning with expanded permitted uses beyond standard allowances, supporting a wide range of industrial, distribution, showroom, and select commercial users with long-term adaptability.
- Prime Central Broward location off of Sunrise Boulevard with immediate access to US-441, I-95, and major population centers, enabling efficient regional and last-mile distribution, and positioned within a corridor identified for long-term redevelopment.
- Seven total loading positions, including 4 dock-high doors, 2 recessed dock-high positions, and 1 drive-up ramp, providing exceptional operational flexibility and efficient workflow for a wide range of industrial users
- +4,000 amps of dual three-phase power paired with on-site 10 GIG fiber connectivity, supporting both heavy industrial users and modern technology-driven operations



VISION
REAL ESTATE ADVISORS

PROPERTY TYPE	INDUSTRIAL WAREHOUSE
ZONING	CW - INDUSTRIAL (COMMERCIAL WAREHOUSE)
SQUARE FEET	+/- 60,715 SF
RENTAL RATE:	\$12/PSF + \$7.50/CAM

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Exclusive Advisors

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