

For Lease

Cypress Creek Industrial Park

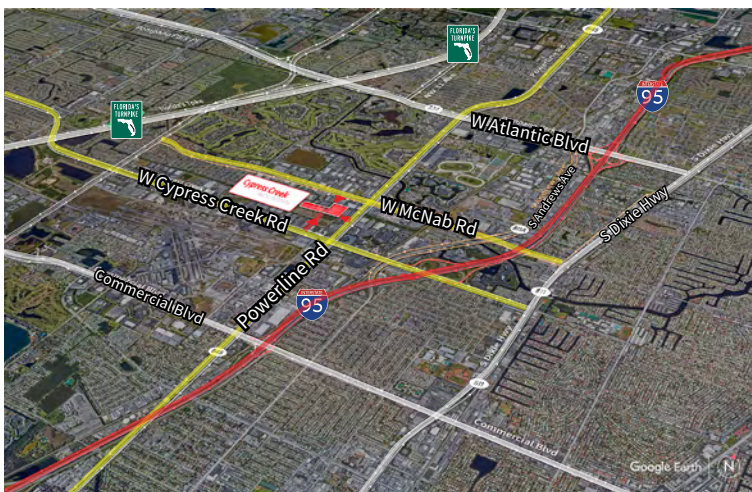
6500 NW 12th Avenue
Fort Lauderdale, Florida 33309



Industrial Space For Lease
5,107 SF

Cypress Creek Industrial Park

6500 NW 12th Avenue, Fort Lauderdale, Florida 33309



Location

- Easy access off McNab Rd and Cypress Creek Rd
- Excellent access to I-95 and the Florida Turnpike
- Equidistant to Fort Lauderdale/Hollywood International Airport and Palm Beach International Airport

Space Features

- 5,107 SF total
- 1,295 SF of office
- 3,812 SF of warehouse
- One (1) dock high door with pit leveler
- 20' clear height
- 150' shared truck court
- Parking ratio: 2.4/1,000 sf



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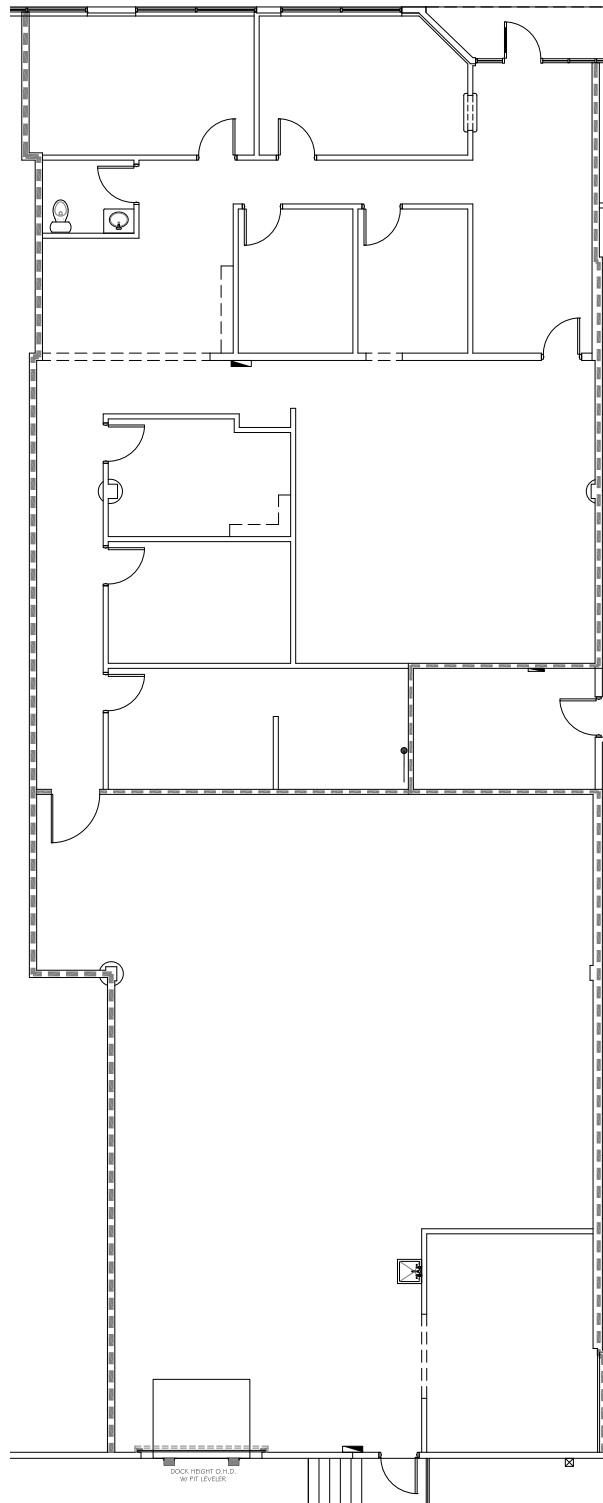
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Cypress Creek Industrial Park Existing Floor Plan

Total: 5,107 SF
Warehouse: 3,812 SF
Office: 1,295 SF



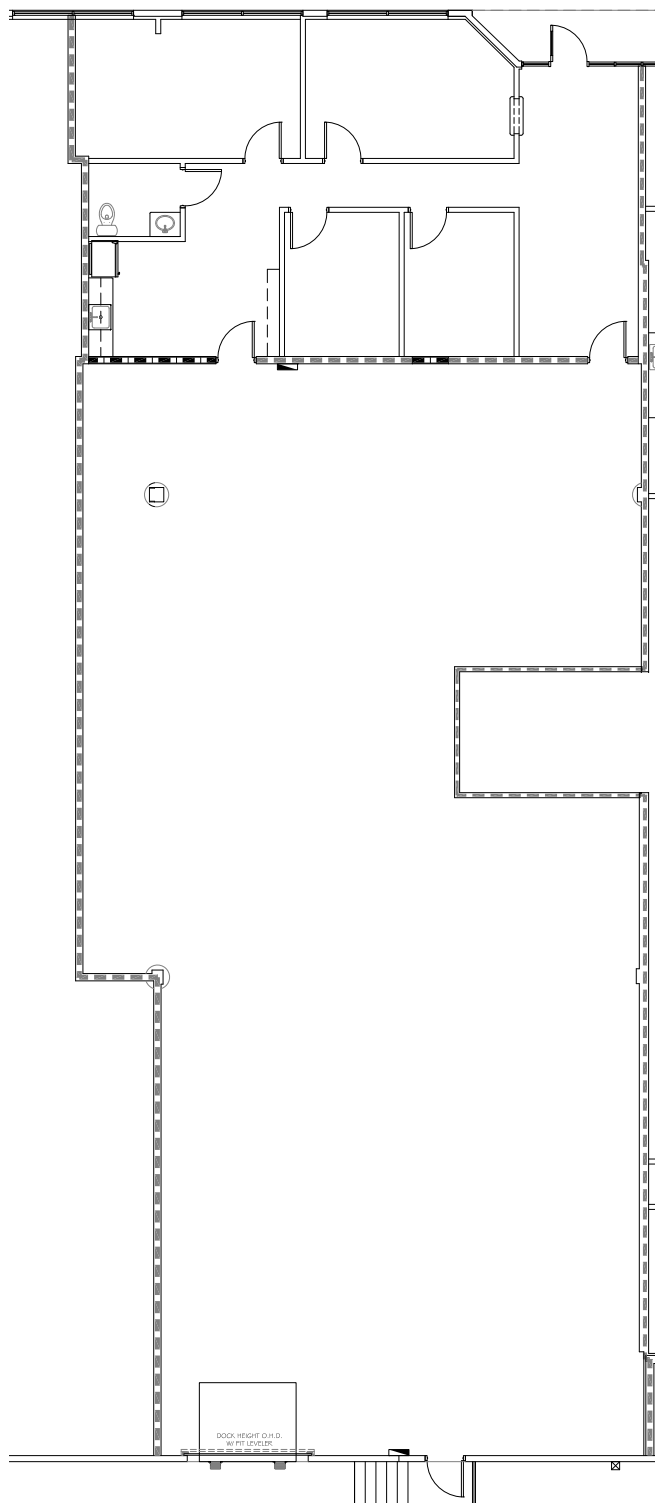
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Cypress Creek Industrial Park Proposed Floor Plan

Total: 5,107 SF
Warehouse: 3,812 SF
Office: 1,295 SF



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Cypress Creek Industrial Park Site Plan

■ - Subject Property



Building	Suite	Total (SF)	Office (SF)	Warehouse (SF)	Loading	Clear Height	Available Date
1	109	5,107	1,295	3,812	1 DH	20'	Now

