



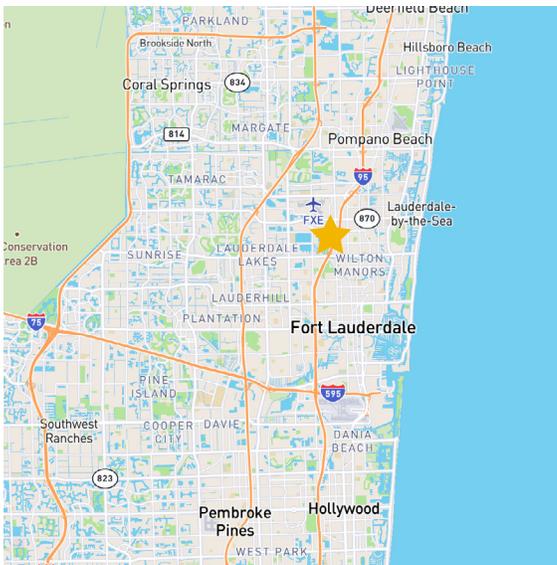
MINDFUL

1,240 - 47,073 SF
INDUSTRIAL SPACE FOR LEASE



WAREHOUSE & DISTRIBUTION SPACE FOR LEASE - FULLY REMODELED

4120-4138 NW 10TH AVENUE
FORT LAUDERDALE, FL 33309



Building Specifications

- + ±47,073 SF - total building size
- + ±1,240 SF - ±47,073 SF available
- + Office: 5-8% to suit
- + Loading: dock high, van and grade level (12' x 14') loading
- + Clear height - 14'-20' clear
- + Outdoor storage options available
- + Renovated in 2023
- + 3 phase power
- + Ample parking
- + Delivering Q2 2023
- + Asking Rent: \$17.50 - \$20.50 PSF NNN, Plus \$4.00 in OpEx

Additional Amenities

- + Located between Commercial Blvd. and Oakland Park Blvd. just west of I-95 and south off Prospect Road
- + Right off Interstate 95 for easy access to all Broward County arteries and an unmatched north-south connection to the entire east coast
- + Nearby tenants include include Xtreme Action Park, GA Telesis Turbine, and Baer's Furniture

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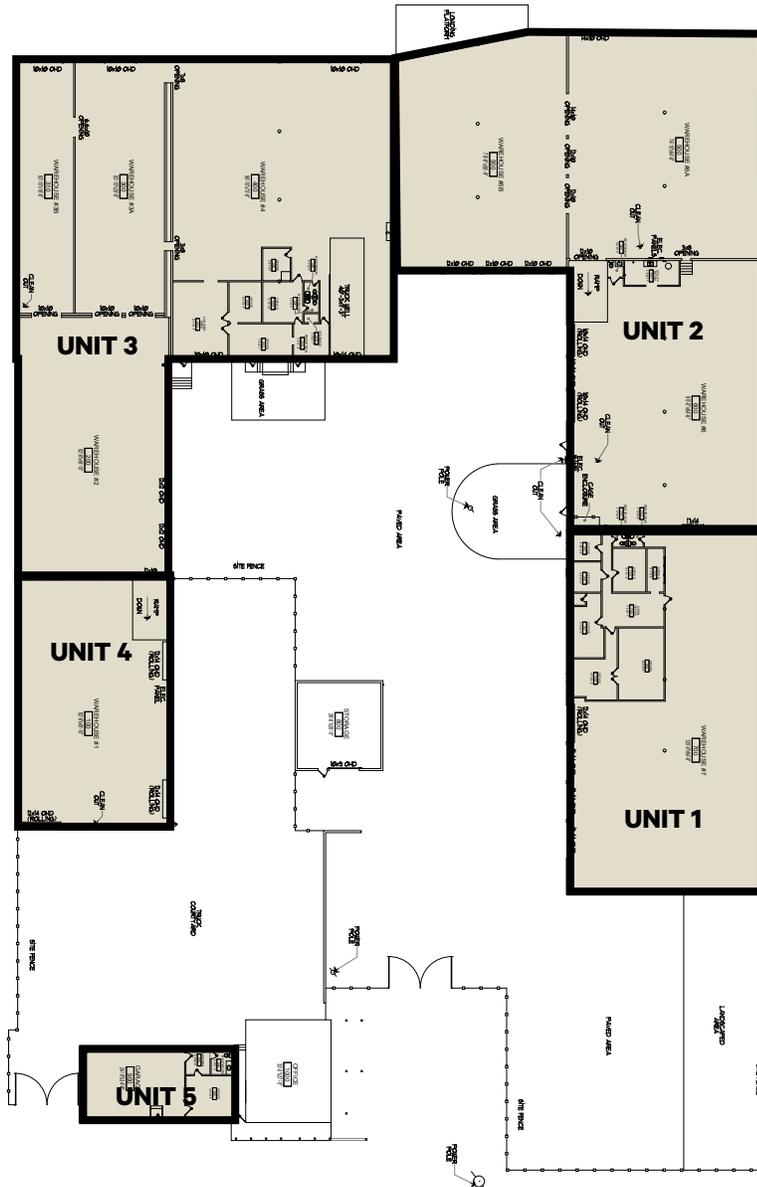


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INDUSTRIAL SPACE FOR LEASE

AVAILABLE SPACES

SUITE	TOTAL SF	WAREHOUSE SF	OFFICE SF	LOADING
UNIT 1	±7,800 SF	±5,850 SF	±1,950 SF	4 Grade Doors
UNIT 2	±15,228 SF	±14,228 SF	±1,000 SF	3 Dock High Doors 2 Grade Doors
Unit 3	±15,592 SF	±13,892 SF	±1,700 SF	2 Dock High Doors 2 Grade Doors
Unit 4	±4,150 SF	To suit	±4,150 SF	3 Grade Doors
Unit 5	±1,240 SF	400 SF	840 SF	2 Grade Doors



SITE PLAN

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