



For Lease

### **Property Highlights**

Andrews Logistics is located at the corner of NW15th Avenue and N.Andrews Avenue in Broward County (SouthFlorida). Providing excellence access to major South Florida road arteries such as I-95, Florida Turnpike and Dixie Highway. Ideal location for HQ distribution/warehouse users looking to relocate.

#### **PROPERTY HIGHLIGHTS**

**Property Type:** Class A Distribution | Warehouse Space

**Total Size:** 84,000 SF (Divisible)

**Building Depth**: 160 Feet

**Building Width**: 513 Feet

**Zoning:** OIP (Office Industrial Park)

**Docks:** (16) 9'x10' Loading Docks

**Truck Court:** 120' with 60' concrete aprons

**Parking:** 75' surface stalls

**Ramps:** (2)  $10' \times 40'$ 

**Sprinklers:** ESFR Sprinklers

Clear Height: 32' Clear height

**Column Spacing:** 51'-4" x 50' with 60' speed bay

**Availability:** Fall 2023

**Rate**: Call for details



#### STRATEGIC LOCATION

7 Miles to Boca Raton Airport

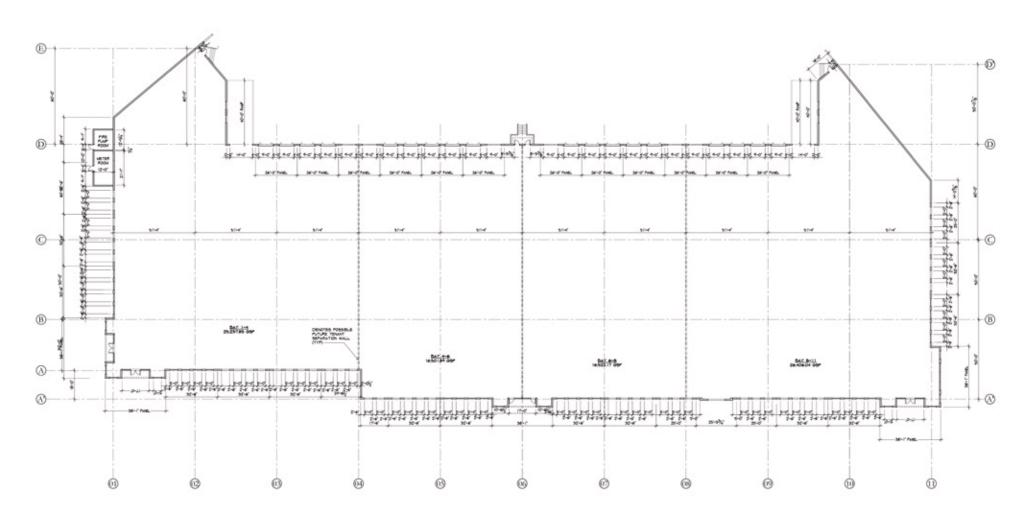
13 Miles to Fort Lauderdale Int'l Airport

12 Miles to Port Everglades

9 Miles to Sawgrass Expressway



### Floor Plan





# Renderings





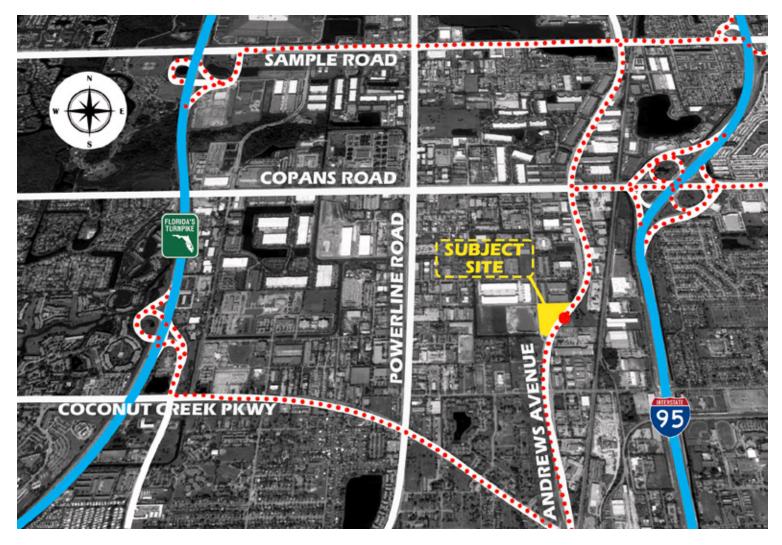


## Property Site Plan





## Location Map





### For more information contact:

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