



BRIDGE POINT FLL LOGISTICS

TWO BUILDING CAMPUS AIRPORT | SEAPORT

3303 SW 12TH AVENUE, FORT LAUDERDALE, FL 33315

DELIVERING ±174,129 SF

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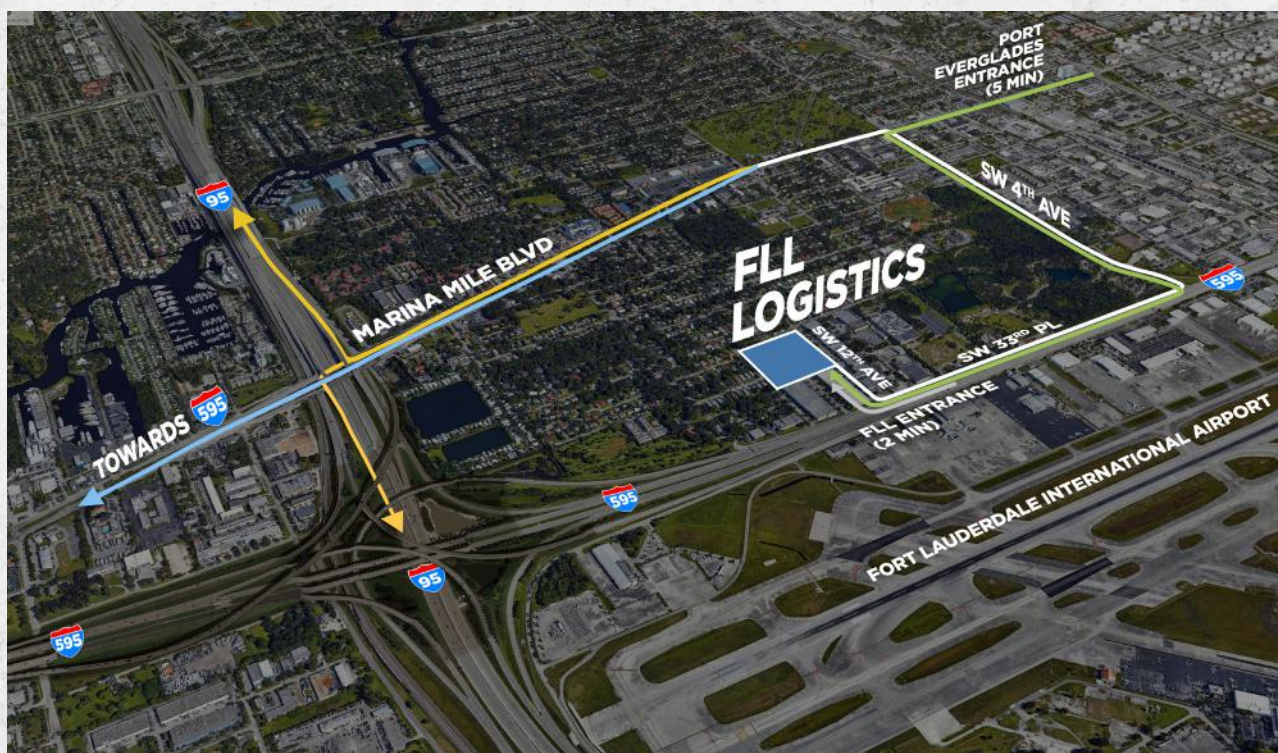
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CBRE  **BRIDGE**

BRIDGE POINT FLL LOGISTICS HIGHLIGHTS

- › Divisible to $\pm 22,000$ SF to $\pm 57,071$ SF
- › ± 10.18 Acres
- › Immediate Occupancy
- › Class A, rear load, dock high construction
- › ESFR Fire Suppression
- › Clerestory windows in warehouse
- › Immediate access to Port Everglades and Fort Lauderdale Hollywood International Airport
- › Campus Environment
- › 32' Clear Height
- › Gated truck court and approved for outside storage





BUILDING B

AVAILABLE SPACE:	±22,025 - ±57,071 SF
OFFICE:	±2,200 SF
CLEAR HEIGHT:	32' CLEAR
LOADING:	34 EXTERIOR DOCKS 2 DRIVE-IN DOORS
CAR PARKING:	102 CAR STALLS
BAY SIZE:	50' X 50' (60' SPEEDBAY)
BASE RENT:	\$9.00 NNN PLUS \$2.75 IN OPEX



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