

# For Lease

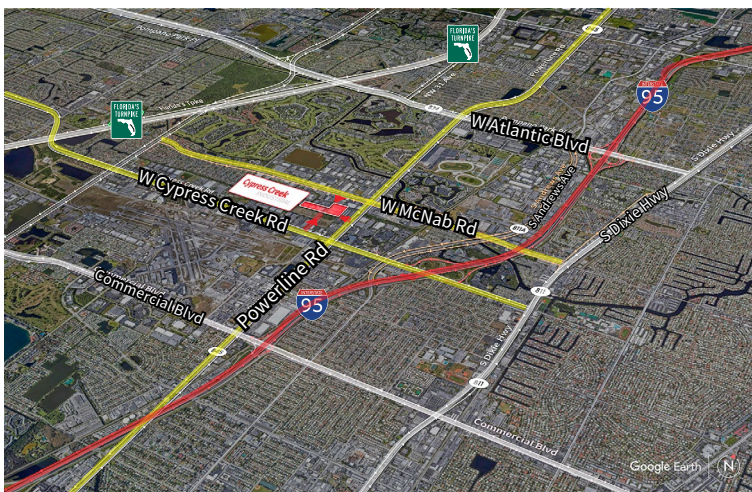
Cypress Creek Industrial Park 1  
6500 NW 12th Avenue  
Fort Lauderdale, Florida 33309



Industrial Space For Lease  
**3,497 SF**

## Cypress Creek Industrial Park 1

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

- Suite 104
- 3,497 SF total
- 2,747 SF of office
- 750 SF of warehouse
- 20' clear height
- Parking ratio: 2.0/1,000 sf



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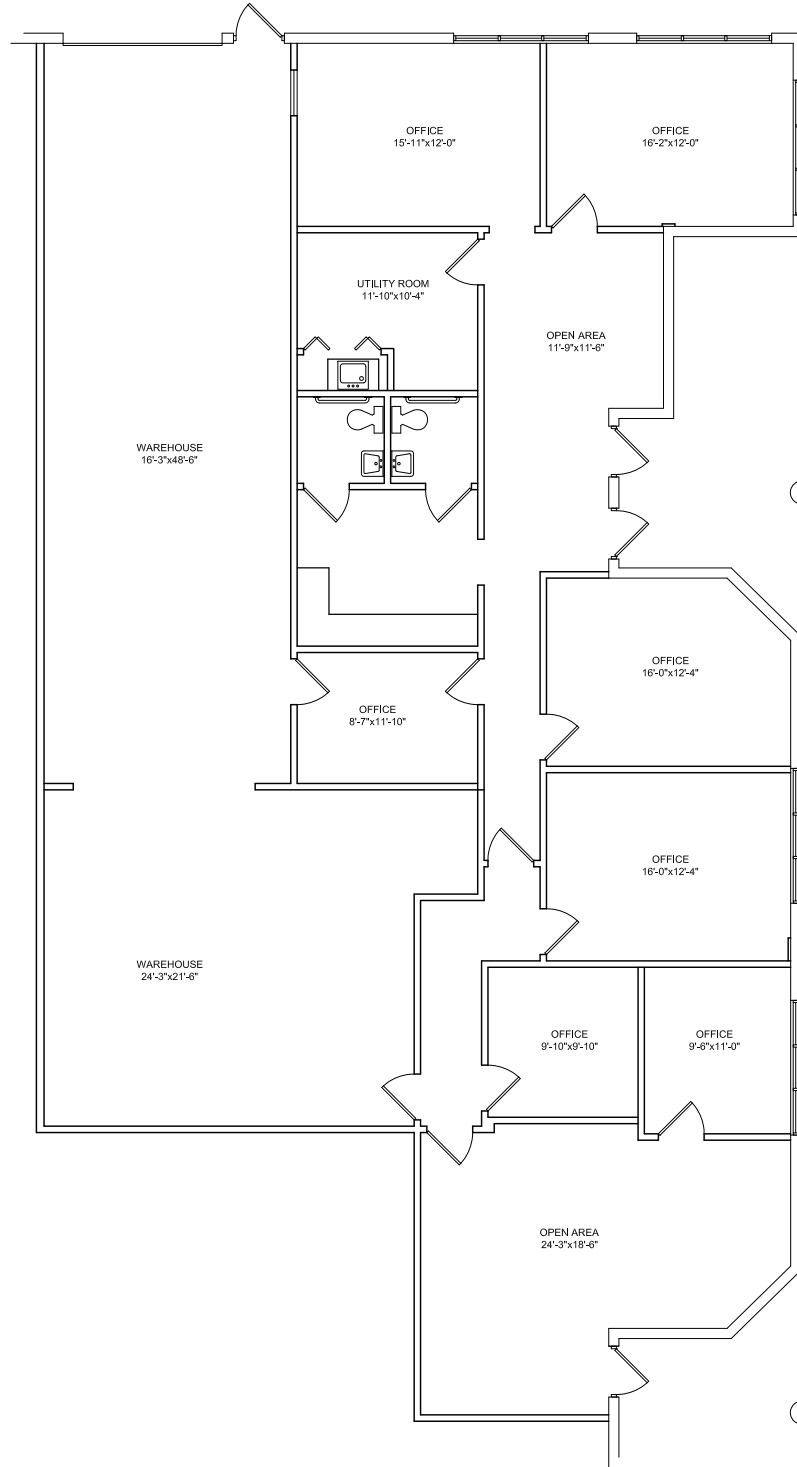
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## Cypress Creek Industrial Park 1

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### Cypress Creek Industrial Park Floor Plan - Suite 104

Total: 3,497 SF  
Warehouse: 750 SF  
Office: 2,747 SF



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## Cypress Creek Industrial Park 1

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### Cypress Creek Industrial Park Site Plan

 - Subject Property



Building	Suite	Total (SF)	Warehouse (SF)	Office (SF)	Loading	Clear Height	Available Date
1	104	3,497	750	2,747	0	20'	1/1/2023



