

FOR LEASE

BRIDGE POINT I-95

2200

WEST SUNRISE BLVD

Fort Lauderdale, FL 33331



FEATURES

- + ±19,440 - ±68,814 SF Available
- + I-95 frontage and signage
- + Flex and showroom space available with I-95 exposure
- + 302,000 cars per day, dual directional
- + 32' Clear height
- + ESFR Fire suppression system
- + 7 Minutes from downtown Fort Lauderdale, 16 minutes to Fort Lauderdale-Hollywood International Airport, 15 minutes to Port Everglades and 30 minutes to the Miami MSA.
- + Direct I-95 on ramp, one traffic light from property



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CLASS A SHOWROOM AND DISTRIBUTION PARK

SQ. FT. AVAILABLE	±19,440 SF - ±68,814 SF	CURRENT LOADING	Dock high
ZONING	General Industrial, Fort Lauderdale	MIN-MAX TRUSS HEIGHTS	±32' Clear
PARKING RATIO	1.2 Per 1,000 SF	ELECTRICITY	To suit
AIR-CONDITIONED	To suit	COLUMN SPACING	54' x 46' 60' Speed bay
FIRE SPRINKLERED	ESFR	BASE RENT	\$8.75 PSF NNN

DESCRIPTION

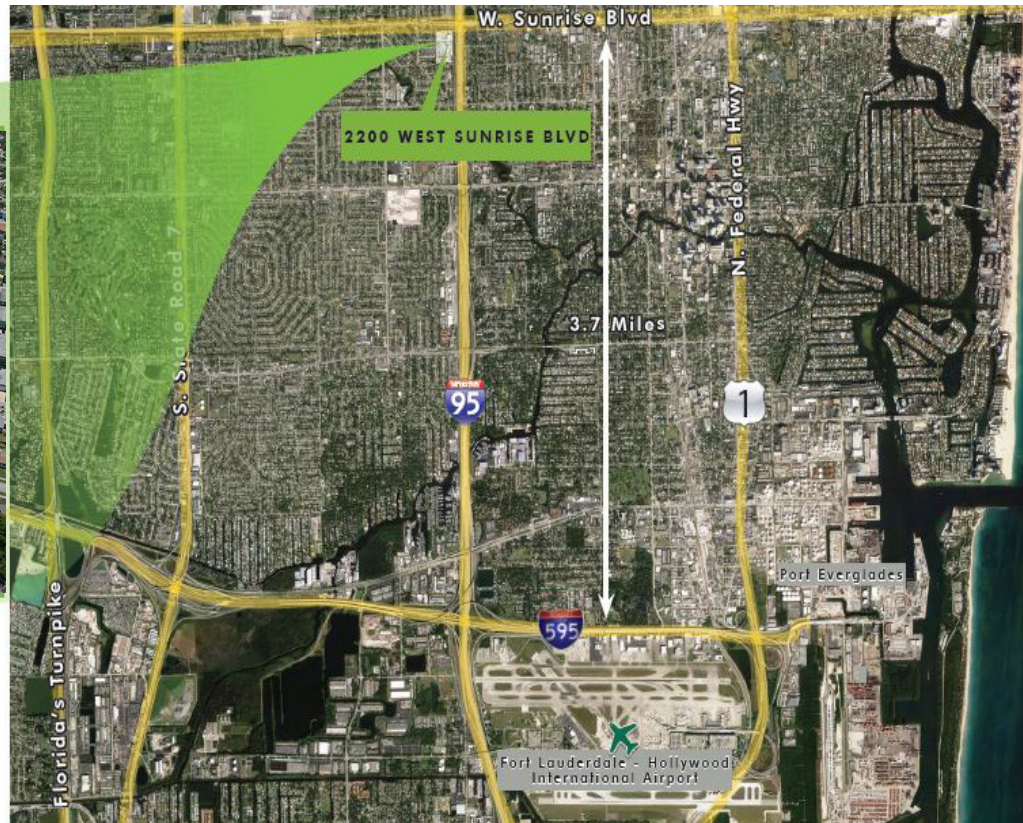
Brand new construction delivered in the first quarter 2017 is a state-of-the-art ±166,370 SF institutional showroom and distribution park named Bridge Point I-95, currently with ±19,440 to ±68,814 SF available. The park offers direct frontage and signage on I-95 with 302,000 cars passing per day, something highly sought after by many companies. The park lends itself to various uses such as typical distributors or image conscious heavy office and showroom users that value I-95 exposure. Tenants will enjoy direct on ramp access to I-95 as well as being centrally located in the Broward County MSA, just a short drive from Fort Lauderdale-Hollywood International Airport, Port Everglades and only 30 minutes from Miami, FL.

TIME LAPSE VIDEO: [HTTP://BRIDGEDEV.COM/PORTFOLIO/BRIDGE-POINT-I-95-FT-LAUDERDALE/?ID=18](http://BRIDGEDEV.COM/PORTFOLIO/BRIDGE-POINT-I-95-FT-LAUDERDALE/?ID=18)

VIDEO: <https://www.youtube.com/watch?v=X8G9E-DIYss&feature=youtu.be>



AERIALS



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