



**\$3,000,000**

## **3541 53RD ST, FORT LAUDERDALE, FL, BROWARD COUNTY, 33309**

<http://avivaestate.com>

- Commercial Sale
- Industrial
- Active

Positioned in a highly elusive industrial park near the Fort Lauderdale Executive Airport, Florida Turnpike and i-95. While the roof requires improvement, warehouse has potential for customization to suit specific business requirements. Supports heavy machinery. Equipped with functional water, lighting, and alarm systems. Includes two mezzanines that can be used for additional storage or office [...]



### **Building Details**



**Parking Features:**  
Assisted, Free Parking,  
Guest

**Security Features:** Smoke Detector(s)

**Flooring:** Concrete

**Virtual Tour URL:**  
<https://www.propertypanorama.com/instaview/mia/A11596248>

**Building Type:**  
Commercial, Free Standing,  
Industrial/Manufacturing,  
Office/Warehouse  
Combination, Warehouse,  
Industrial

**Roof:** Concrete, Metal Roof

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## Amenities & Features

**Electric:** 200+ Amp Service, 3 Phase Electric

