

# PRIME I-95/I-595 AIRPORT LOCATION

MERRILL INDUSTRIAL CENTER

3400-3406 SW 26th Terrace, Fort Lauderdale, FL 33312



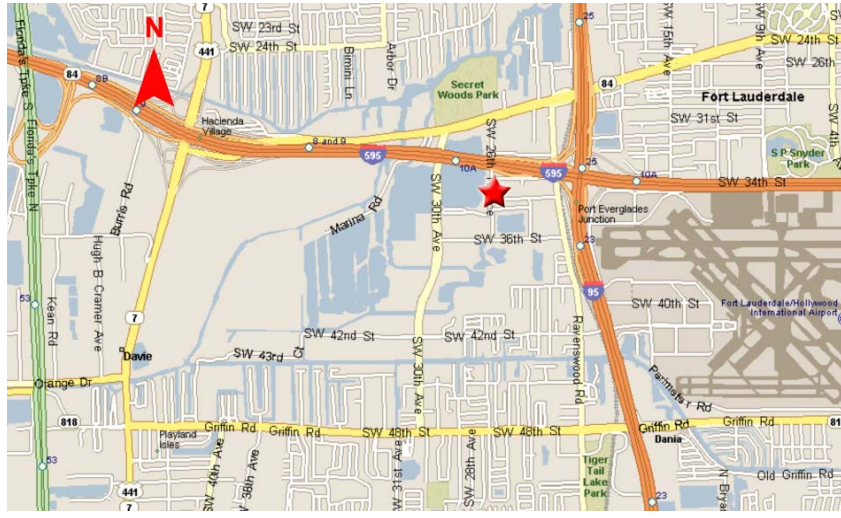
## SF AVAILABLE

- 9,321 sf -Bay A5/A6- 10% Office - 1 Dock, 1 Ramp Loading
- 8,142 sf -Bay B10 \$4.50 psf NNN- 15% Office - Dock high loading
- \$3.65 psf Operating Expenses

## BUILDING FEATURES

- Easy access to I-95, I-595 and Florida Turnpike
- Proximity to Fort Laud./Hollywood Int'l Airport and Port Everglades
- Dock and grade level loading
- 20' clear ceiling height
- Ample parking
- For more information visit: [www.merrillindustrial.com](http://www.merrillindustrial.com)

## LOCATION MAP



For more information, please contact:

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