



Colliers

For Sublease

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Tamarac Business Park

6801 N Hiatus Rd, Building 2
Tamarac, FL 33321

Sublease Opportunity

Functional industrial space available for sublease at 6801 N Hiatus Rd in Tamarac's established industrial corridor. The property offers efficient access to major roadways including the Sawgrass Expressway and Commercial Boulevard, supporting distribution, warehousing, and service operations. Situated in a proven Broward County submarket, the facility is well-suited for companies seeking flexible, turnkey industrial space in a stable and accessible location.

Accelerating success.

For Sublease

Property Summary

Address:	6801 N Hiatus Rd, Tamarac, FL 33321
County:	Broward
Available SF:	+/- 115,115 SF
Warehouse SF:	112,841 SF Divisible to approximately 50,000 SF for dead storage
Office SF:	2,274 SF
Loading:	29 Dock Doors, 14 Dock Levelers & 1 Drive-in Ramp
Ceiling Height:	32' Clear
Year Built / Renovated:	2021
Parking:	0.97 / 1,000 SF
Lighting:	Motion -Sensor LED Lighting & LED Lighting in Office
Sprinkler System:	ESFR
Lease Expiration:	4/30/2029
Asking Rate:	\$12.50 NNN

Location Highlights



Location & Accessibility: Centrally positioned with convenient access to Commercial Boulevard, University Drive, and the Sawgrass Expressway, supporting efficient local and regional distribution.

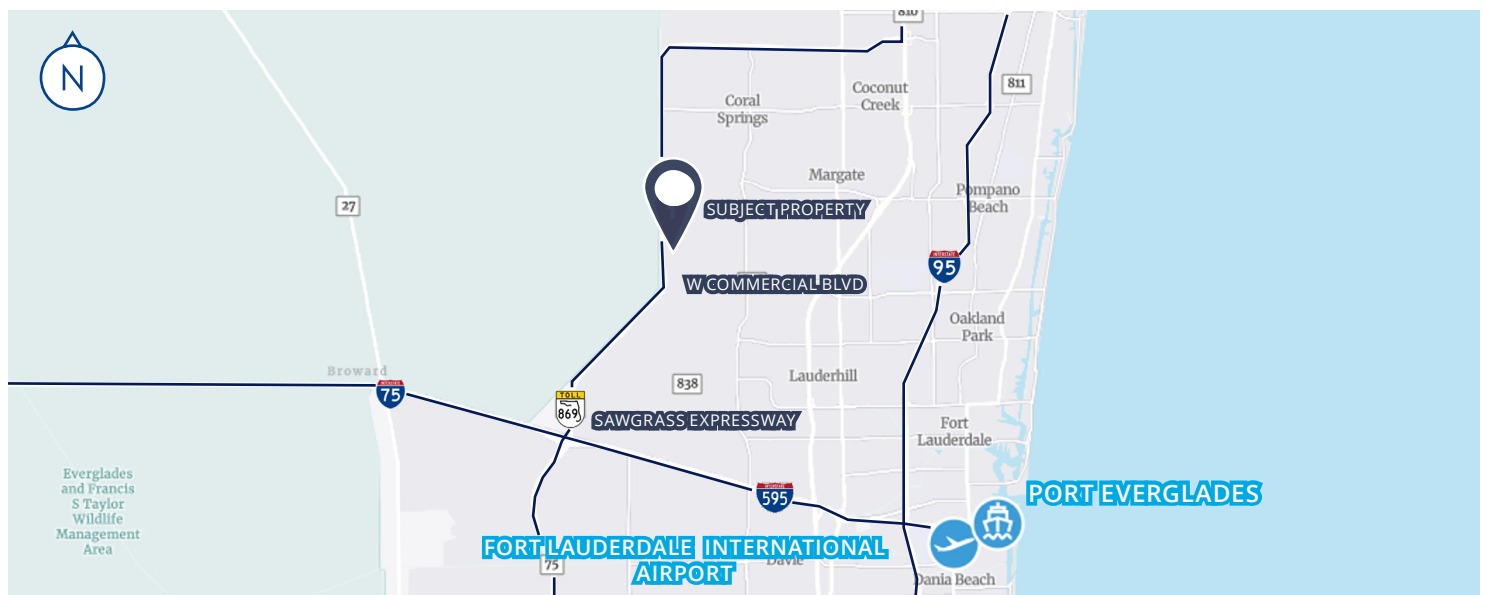


Proximity to Air & Port Infrastructure: 30 min drive with direct connectivity to Hollywood International Airport and Port Everglades, ideal for logistics, warehousing, and last-mile operations.



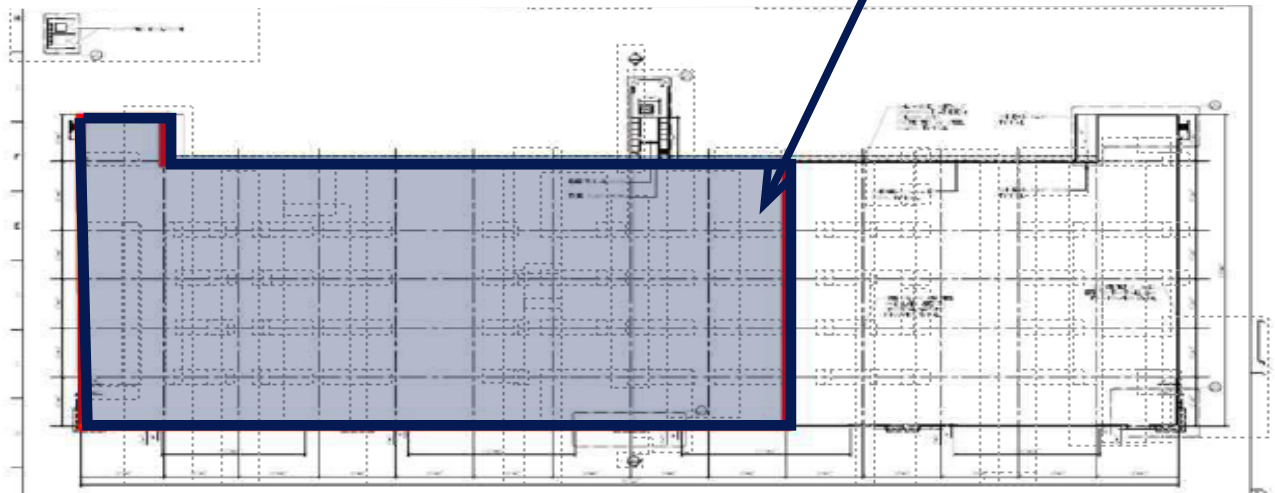
Established Industrial Submarket: Situated within a well-maintained industrial corridor featuring flex, distribution, and service users, offering truck access, functional layouts, and a business-oriented environment

Location Map



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Space Plan



Office Images



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