

169,386 SF
Available for Lease



Constellation Airport Logistics Center

4491 Anglers Ave, Fort Lauderdale, FL 33312



Delivering Q1 2027



green  ready



Divisible to
Building 1, 19K
Building 2, 16K

<4 miles from key
transportation arteries
(I-95, I-595, FL Turnpike, US 1)

32'
clear heights

Population of
6+ million within
one hour drive

Building 1.....	91,788 SF
Building 2.....	77,598 SF

Total	169,386 SF
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- Strategically located near Fort Lauderdale-Hollywood International Airport (FLL) and with direct access to Port Everglades
- Proximity to I-95, I-595, the FL Turnpike, and US 1 provides excellent east-to-west and north-to-south connectivity throughout adjacent communities and the Fort Lauderdale MSA.
- Situated in a high-growth corridor with a rapidly expanding population, driving new business development and increased demand for services.
- Modern, Class A design and function, including Green features such as LEED certified design, LED lights, and conduit for EV charging
- Flexible floor plan and small-bay configurations available.



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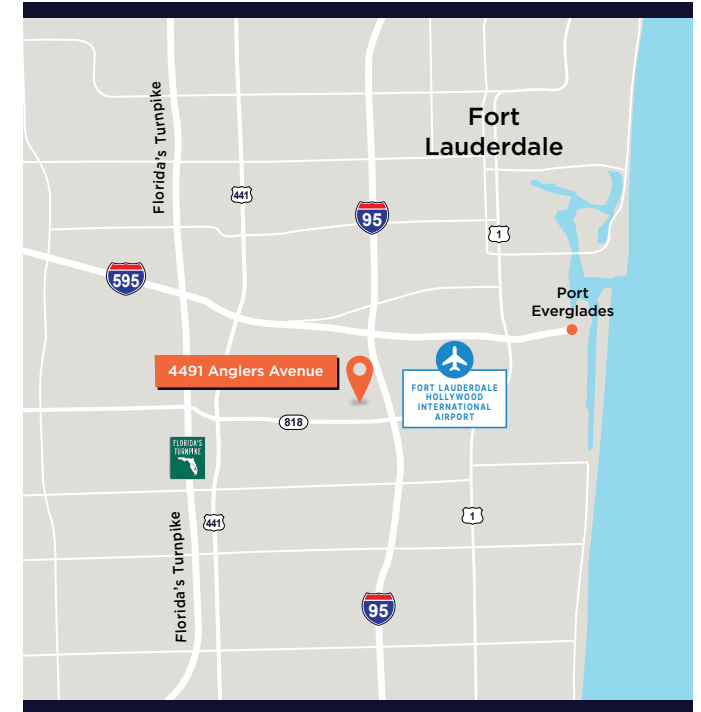
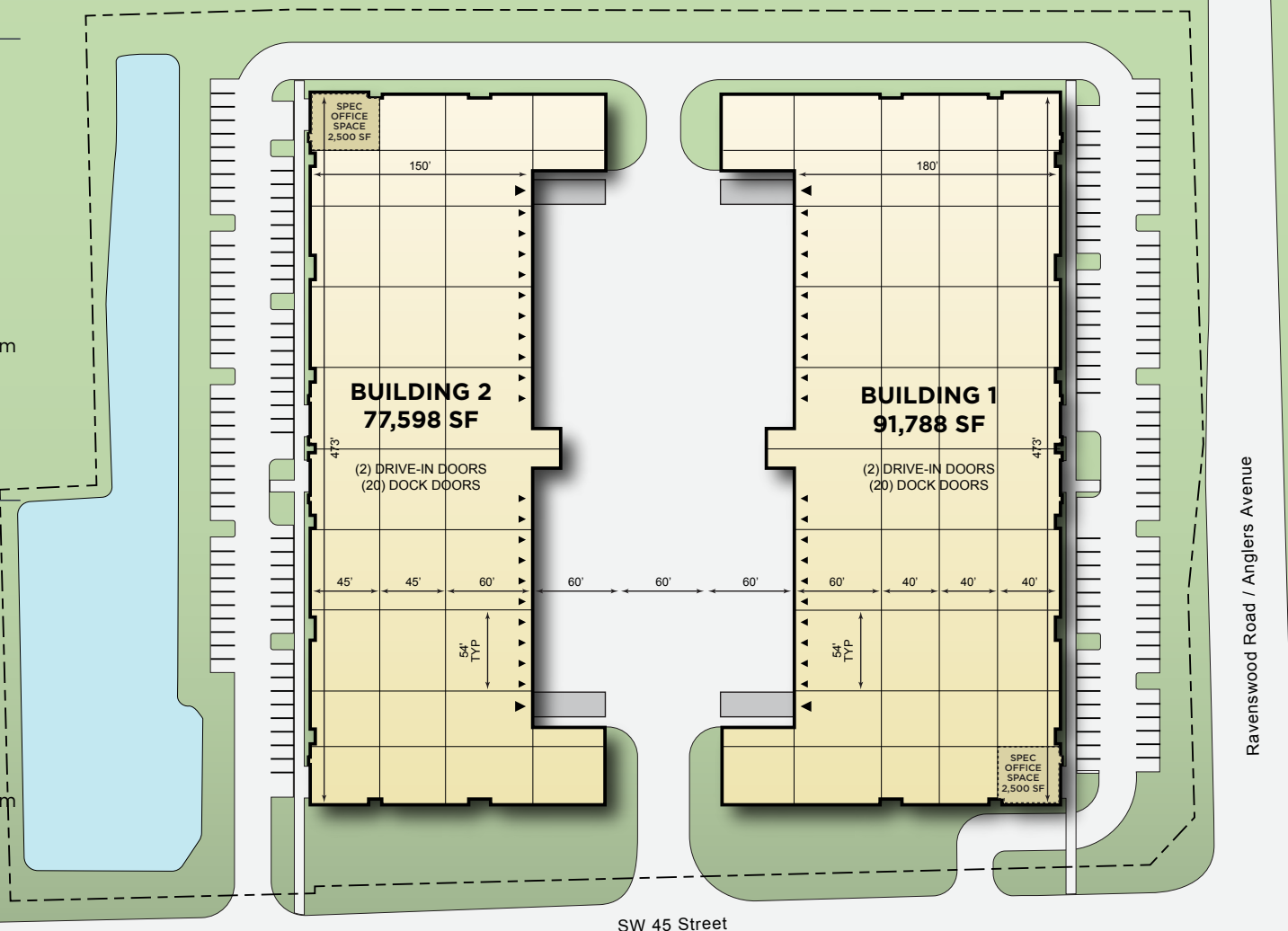
Dania Cut-Off Canal

BUILDING 1 DETAILS

- 91,788 SF
- Divisible to 19,000 SF
- Spec Office 2,500 SF
- Rear Load
- 2 Drive-in Doors
- 20 Dock Doors
- 180" Truck Court Depth
- 32' Clear Height
- 90 Car Parking Spaces
- 1 Car parking per 1,000 SF
- 180' Building Depth
- ESFR Sprinkler System
- TPO Roof Structure and System
- 7" Floor slab thickness
- LED Warehouse Lights
- 54' x 40' Column Spacing
- 60' Loading Bay

BUILDING 2 DETAILS

- 77,598 SF
- Divisible to 16,000 SF
- Spec Office 2,500 SF
- Rear Load
- 2 Drive-in Doors
- 20 Dock Doors
- 180' Truck Court Depth
- 32' Clear Height
- 80 Car Parking Spaces
- 1.18 Car parking per 1,000 SF
- 150' Building Depth
- ESFR Sprinkler System
- TPO Roof Structure and System
- 7" Floor slab thickness
- LED Warehouse Lights
- 54' x 45' Column Spacing
- 60' Loading Bay



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