



GOYAL & DeCOSTER  
A REAL ESTATE COMPANY

Creativity, Luxury & Integrity in Every Transaction

# Underpriced & Rare find Warehouse and Office Industrial Manufacturing Storage Unit



For Sale  
Lease



scan for video tour

[CLICK FOR VIDEO](#)

## 2800 South Andrews Avenue

Fort Lauderdale, FL 33316

**+1 (407) 693-7403**  
[www.goyaldecoster.com](http://www.goyaldecoster.com)



GOYAL & DeCOSTER  
A REAL ESTATE COMPANY



**GOYAL & DECOSTER**  
A REAL ESTATE COMPANY

**2800 S Andrews Ave**  
Fort Lauderdale, FL 33316  
**+1 (407) 693-7403**

# UNDERPRICED

## Recent Appraisal on 05.12.2025

Contact Broker for more details.

Dear Esteemed Investor or Business Leader,

It is with great pleasure that Goyal & DeCoster presents an extraordinary opportunity to lease or acquire a distinguished office headquarters at 2800 South Andrews Avenue, Fort Lauderdale, Florida. Nestled on an expansive 1.52-acre estate, this premier property features a sophisticated single-story office building seamlessly integrated with a contiguous warehouse, offering unmatched versatility and prestige.

Strategically positioned, this exceptional address ensures immediate access to Port Everglades, Fort Lauderdale - Hollywood International Airport, the vibrant heart of downtown Fort Lauderdale, and major arterial roadways. Such connectivity positions your enterprise at the nexus of commerce and opportunity, effortlessly linking you to global and local markets alike.

The office building is meticulously appointed, boasting elegantly designed offices, state-of-the-art conference rooms, a refined kitchen and exclusive executive suites.

Complementing this, the warehouse is thoughtfully equipped with a dedicated office receiving area and a spacious bay door, expertly tailored for seamless cargo operations.

Once the proud home of Amerijet's corporate headquarters, this property is perfectly suited for visionary companies serving the Port, airport, or downtown Fort Lauderdale. Its liberal zoning and robust development potential unlock a world of possibilities, while the surrounding enclave—home to elite aviation firms, luxury automotive dealerships, marine industry leaders, and more—creates a dynamic ecosystem ripe with income-generating prospects and transformative growth opportunities.

Seize this rare chance to elevate your business to new heights at 2800 South Andrews Avenue, where prestige, functionality, and opportunity converge. We invite you to explore this remarkable property and envision the limitless potential it holds for your organization's future.

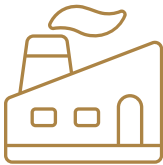
Warm regards,  
Freddy DeCoster







## PROPERTY FEATURE



### B-3 -Heavy Commercial - Light Industrial Business District

Intended for heavy commercial business uses, wholesale, warehousing, storage operations and establishments conducting activities of the same general character.



#### BUILDING

Full building for SALE or LEASE  
Available Immediately



#### LEASE PRICE - \$30 SqFt

\$24.50 / SqFt

Expenses average: \$2.80/sqft

Taxes: \$3.52 / Sqft.



#### TOTAL RSF - 29,209\*

24,934 Office

4,275 Warehouse



#### SALE PRICE

\$8,200,000



#### PARKING SPACES

64



#### ROADWAYS

Immediate access to I-595,  
I-95 and Florida Turnpike



#### LOCATION

Prime location near Port Everglades and  
FortLauderdale/Hollywood Intl Airport







**GOYAL & DECOSTER**  
A REAL ESTATE COMPANY

**2800 S Andrews Ave**  
Fort Lauderdale, FL 33316  
**+1 (407) 693-7403**

## PROPERTY SHOWCASE





## Blueprint | 29,209 SF



**Felipe Robayo**  
REALTOR® Sales Associate  
(407) 460-0432  
feliper@goyaldecoster.com

[www.goyaldecoster.com](http://www.goyaldecoster.com)



**GOYAL & DECOSTER**  
A REAL ESTATE COMPANY