



## PROPERTY DETAILS

- 1,510 SF Industrial Condo
- 21.5' Clear Height
- 100% HVAC
- ±450 SF Second-Story Office
- Secure, Gated Business Park
- IU-2 Zoning
- Prime location just off of I-95 at Ives Dairy Road
- Minutes from Aventura, Sunny Isles, Hollywood, Fort Lauderdale Intl. Airport and Miami International Airport

## ABOUT PROPERTY



### PRICE

\$550,000



### YEAR BUILT

1989



### AVAILABLE SF

1,510



### PARKING

Surface



### LOCATION

I-95 & Ives Dairy Road

For more information:

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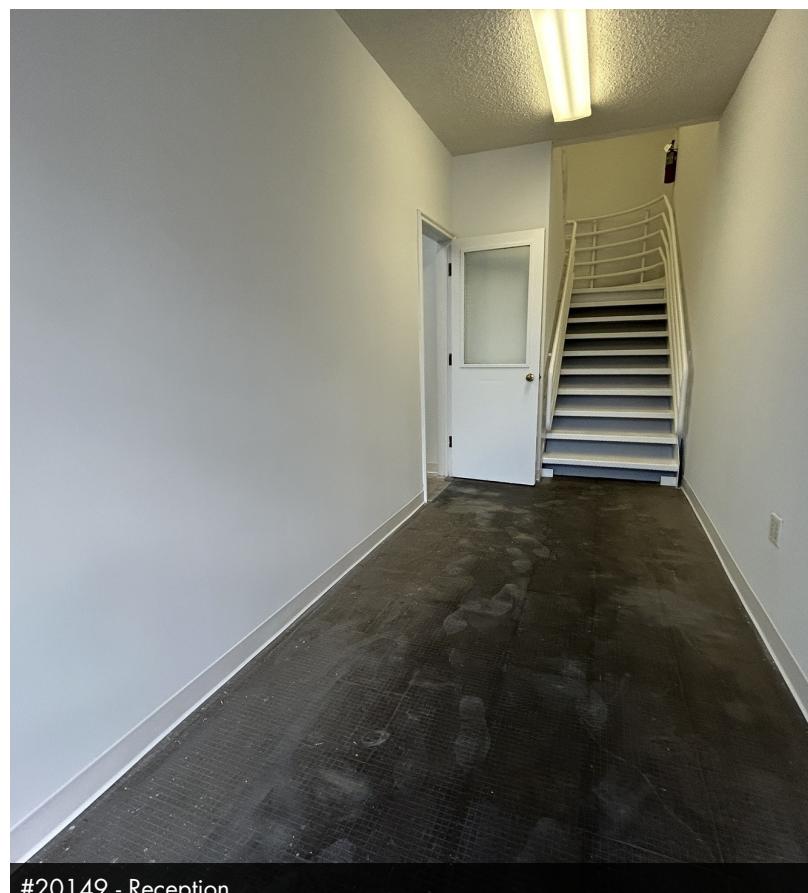
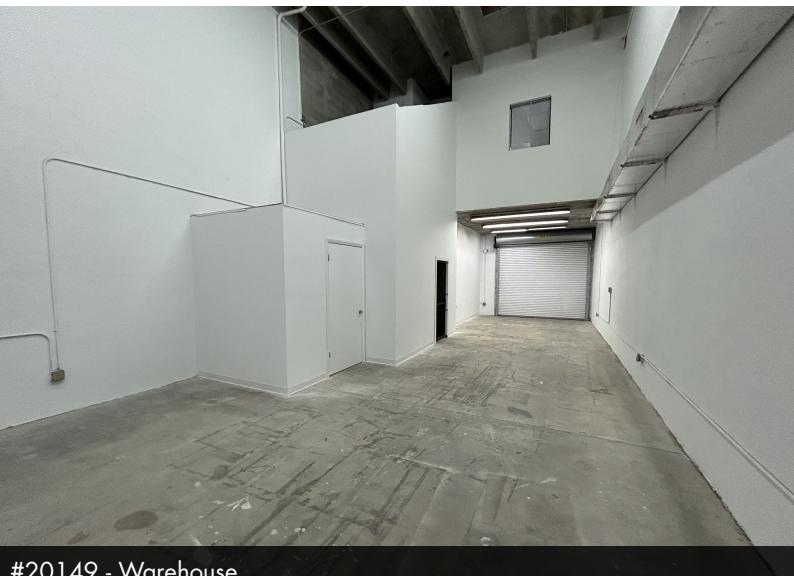
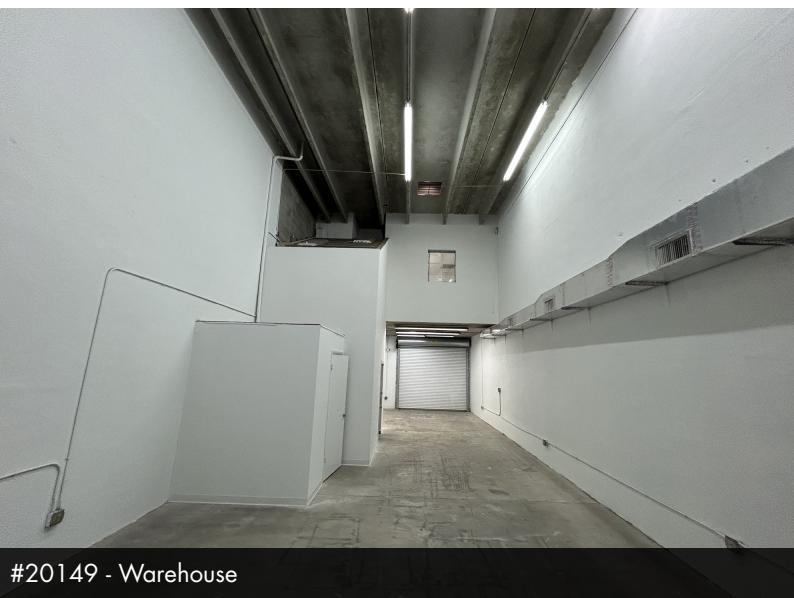
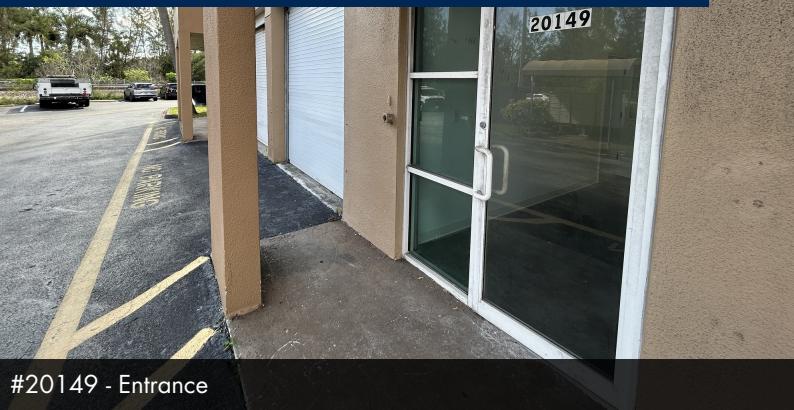
**BERGER**  
 COMMERCIAL REALTY

COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

**CORFAC**  
 International

# 20149 NE 16TH PL

## ADDITIONAL PHOTOS



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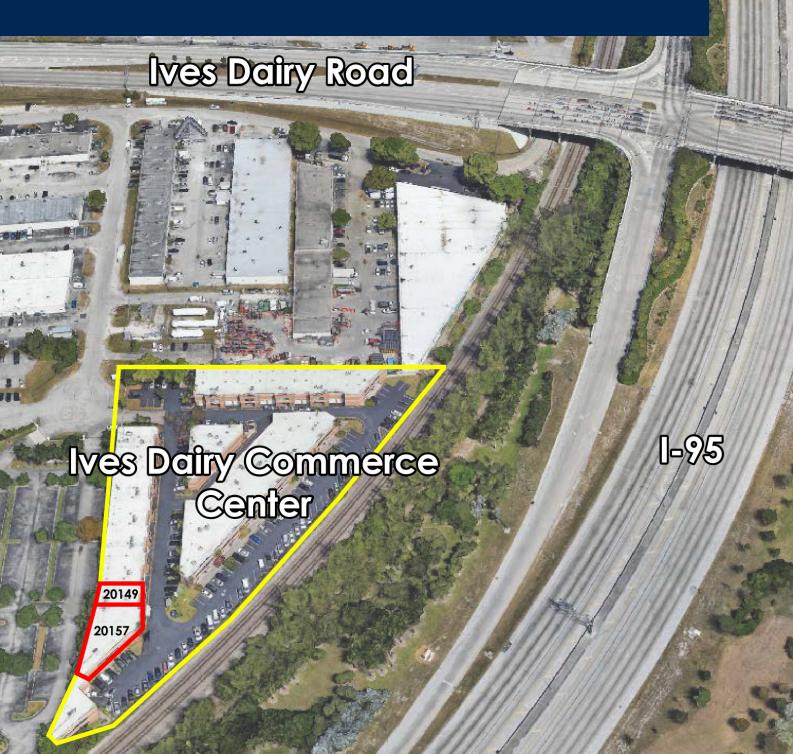
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

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## OFFERING SUMMARY

Sale Price:	\$550,000
Building Size:	1,510 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	184	893	6,503
Total Population	609	2,783	18,323
Average HH Income	\$122,583	\$123,401	\$106,577

## PROPERTY DESCRIPTION

1,510 square foot industrial condo for sale within the highly sought after Ives Dairy Commerce Center. Offered individually or together with #20157 (7,244 Office Condo) for 8,754 Total SF. 21.5' Clear Height. Fully Air Conditioned.

## LOCATION DESCRIPTION

Located within Ives Dairy Commerce Center at I-95 & Ives Dairy Road. Minutes to Aventura, Sunny Isles, Hollywood, FLL International Airport.

## PROPERTY HIGHLIGHTS

- 1,510 SF Warehouse Condo
- 21.5' Clear Height.
- 100% HVAC.
- ±450 SF Second-Story Office
- One (1) 10' x 10' Grade-Level Loading Door.
- IU-2 Zoning.

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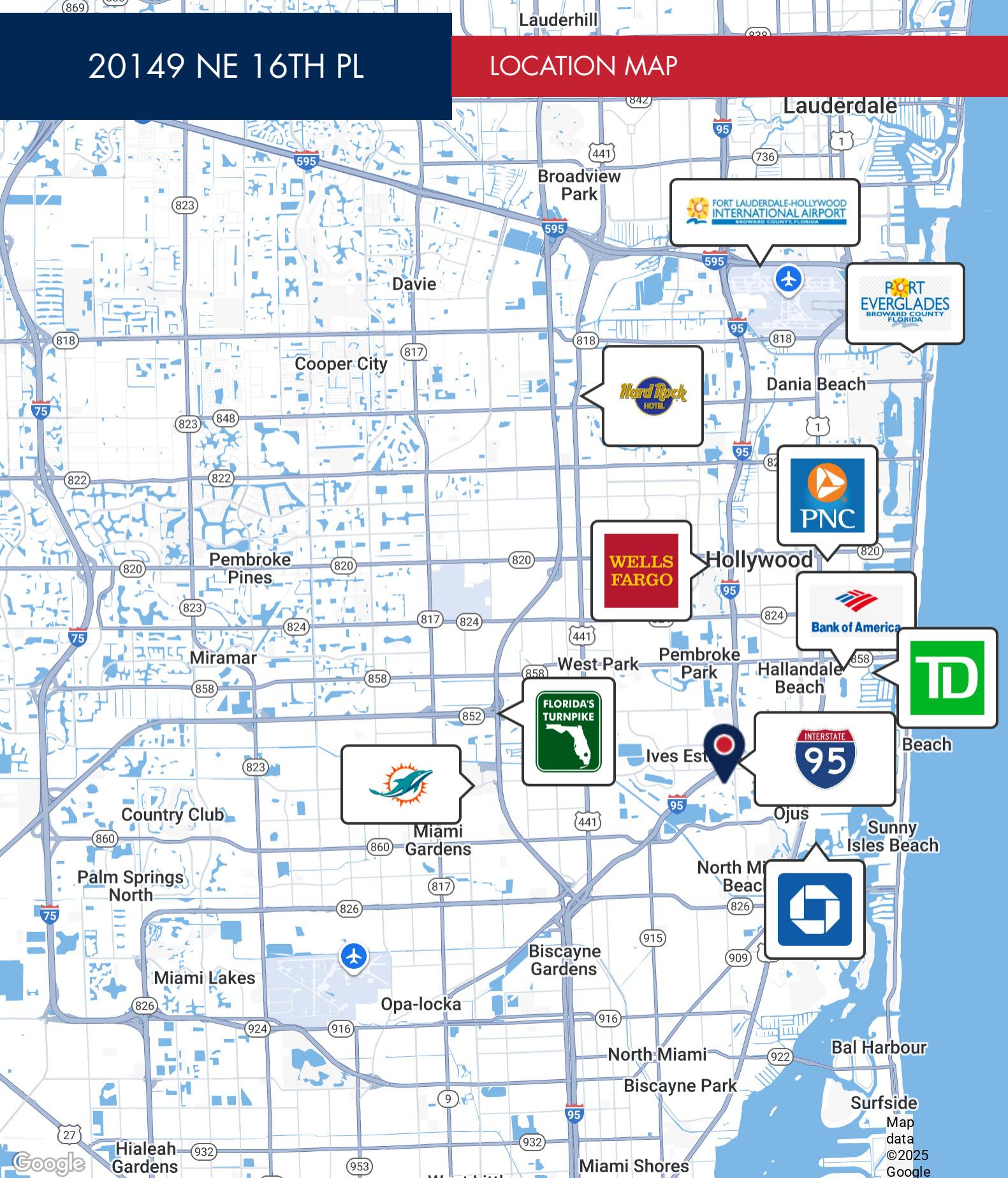
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20149 NE 16TH PL

## LOCATION MAP

## Lauderhill



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