

INDUSTRIAL FOR SALE



EXECUTIVE SUMMARY

Property Type	<i>Industrial</i>
Sale Price	<i>\$2,400,000</i>
Lot Size	<i>+/-27,900 SF</i>
Space Available	<i>+/-7,381 SF</i>
Zoning	<i>NZ - Not Zoned</i>
Parking Ratio	<i>4.93/1000 SF</i>

AUTOMOTIVE INDUSTRIAL

 1125 NW 31ST AVENUE, LAUDERHILL FL 33311

SPACE DESCRIPTION

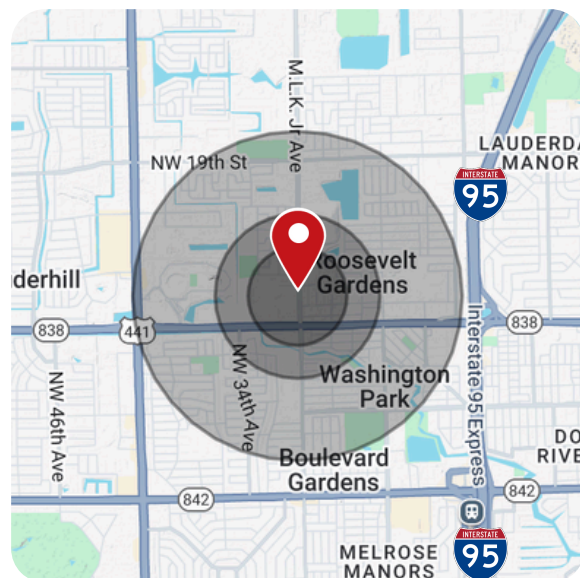
A high-visibility, income-producing industrial asset located at 1125 NW 31st Ave, just off Sunrise Blvd in the heart of Fort Lauderdale. This centrally located property is a rare opportunity for both savvy investors and owner-users seeking a versatile space in a high-demand area. This 7,381 SF Warehouse features 12 roll up doors & ample parking for staff and customers.

HIGHLIGHTS

- **Tenancy:** ALL tenants leases are bilaterally cancelable no later than 30 days prior to end of the term
- **Visibility:** Excellent street exposure directly off Sunrise Blvd.
- **Parking:** Ample on-site parking for staff and customers
- **Access:** 12 roll-up doors for seamless logistics
- Quick access to I-95 and Florida's Turnpike
- Minutes from Port Everglades
- Close to Tri-Rail and Brightline stations
- Situated near busy W Sunrise Blvd
- Easy access to the Fort Lauderdale market

LOCATION DESCRIPTION

Located within the Fort Lauderdale metro area, this property lies in a mixed-use corridor that blends light industrial, commercial, and residential zones, making it ideal for businesses seeking visibility and accessibility.



0.3 - 0.5 - 1.0 mi.

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Lauderhill, FL 33311

INCOME DETAILS		*All leases are cancelable with 30-day notice by either landlord or tenant*		
<u>Tenants</u>	<u>Monthly Income</u>	<u>Annual Income</u>	<u>Expiration</u>	<u>Space Occupied</u>
Tenant #1	\$1,000	\$12,000	October 31 st 2025	1 garage & 3 parking spaces
Tenant #2	\$1,000	\$12,000	October 31 st 2025	1 garage & 4 parking spaces
Tenant #3	\$1,500	\$18,000	October 31 st 2025	2 garages & 4 parking spaces
Tenant #4	\$2,100	\$25,200	October 31 st 2025	2 garages & 2 parking spaces
Tenant #5	\$2,200	\$26,400	October 31 st 2025	2 garages & 4 parking spaces
Tenant #6	\$2,500	\$30,000	October 31 st 2025	1 garage & 6 parking spaces
Tenant #7	\$2,500	\$30,000	October 31 st 2025	1 office & 10 parking spaces
Tenant #8	\$3,000	\$36,000	October 31 st 2025	3 garages & 6 parking spaces
Tenant #9	\$4,400	\$52,800	October 31 st 2025	2 garages & 4 parking spaces
Billboard	\$416.67	\$5,000	July 31 st 2030	N/A
TOTAL INCOME:	\$20,616.67	\$247,400.04		



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EXPENSES (OWNER PROVIDED)

<u>Expense</u>	<u>Annual Expense</u>
Insurance	\$5,135.35
Repairs & Maintenance	\$12,800.00
Property Tax	\$30,860.17
Utilities	\$5,744.00
TOTAL EXPENSES:	\$54,539.52

ANALYSIS

Income	\$247,400.04
Expenses	\$54,539.52
NOI	\$192,860.52
List Price	\$2,400,000.00
CAP	8.0%



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