



FOR LEASE – FLEX WAREHOUSE BAYS

PROPERTY OVERVIEW

Two adjoining bays available for lease – can be leased together or separately.

Available Space	Size (SF)	Rate (\$/SF)	Annual Rent	Monthly Rent
Bay A	1,000 SF	\$22 / SF	\$22,000	\$1,833 / month
Bay B	1,400 SF	\$22 / SF	\$30,800	\$2,566 / month
Combined Total	2,400 SF	\$22 / SF	\$52,800	\$4,400 / month

- ✓ Divisible – lease one or both bays
- ✓ Each bay with private restroom & entrance
- ✓ Air-conditioned work areas / office space
- ✓ Ample parking & easy truck access
- ✓ B-3 Zoning – Heavy Commercial / Light Industrial
- ✓ Ideal for trades, storage, light manufacturing, or service businesses

LOCATION HIGHLIGHTS

- Strategically located in Fort Lauderdale's industrial corridor
- Minutes to I-95, Port Everglades, and Fort Lauderdale Airport
- Surrounded by mixed-use and industrial redevelopment

LEASE TERMS

- Asking Rate: \$22/SF Gross
- Term: Flexible
- Availability: Immediate
- Tenant responsible for electric

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WAREHOUSE FOR SALE

PRIME INDUSTRIAL OPPORTUNITY



828-832 NW 1st Street, Fort Lauderdale, FL 33311

Building Size 10,003 SF | Lot Size 13,951 SF | \$3,100,000

Zoning B-3 | Heavy Commercial / Light Industrial

PRO FORMA – GROSS LEASE SCENARIO (MARKET RENT @ \$20/SF)

Income & Expense Summary

ITEM	Amount
Gross Potential Rent (10,003 SF × \$20/SF)	\$200,060
Operating Expenses (Landlord-Paid)	
Property Taxes	\$48,882
Insurance	\$6,418
Water & Sewer	\$2,876
Total Expenses	\$58,176
Net Operating Income (NOI)	\$141,884

Return Analysis	NOI (\$)	Cap Rate
Purchase Price	\$141,884	5.36 %

NOTES

- Rents are modeled as **Gross**, meaning **landlord covers all expenses** (taxes, insurance, and water/sewer).
- At **market rents (\$20/SF)** the property produces **\$200K gross** and nets approximately \$142K NOI.
- This yields a **5.36 % Cap Rate** on a **\$2.65M purchase price**.
- If repositioned to **Modified Gross or NNN** leases, NOI and return could increase significantly.