

**FOR SALE**

# Multi-Tenant Warehouse

**1109 - 1111 NE 7 AVENUE**

Fort Lauderdale, FL 33304

**PRESENTED BY:**

**KEITH KIDWELL, SIOR, CCIM**

C: 954.234.8777

keith@svncr.com

**STEVE DAVIS**

C: 954.650.7824

steve@svncr.com

**LES BYRON, SIOR, CCIM**

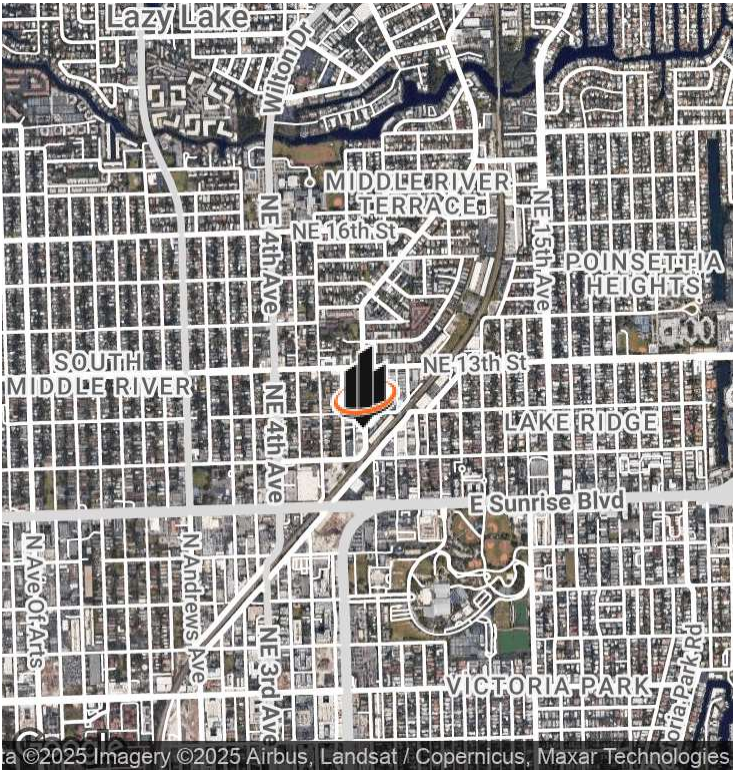
C: 954.401.4713

les@svncr.com





PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,500,000
NUMBER OF UNITS:	2
LOT SIZE:	0.33 Acres
BUILDING SIZE:	10,570 SF
ZONING:	B-3
CAP RATE:	3%

PROPERTY DESCRIPTION

This property consists of two bays currently leased by Lennox National Account Services. The bays features: 100% air conditioned, 3 phase power, updated office areas and shows very well.

PROPERTY HIGHLIGHTS

- Great Investment or Owner User Opportunity
- Currently 100% Leased to Lennox, at Below Market Rate, until March 31, 2026
- 10,570 Total SF | 2 Bays | 100% Air Conditioned
- Located in an Opportunity Zone
- New TPG Roof
- 5 Grade Level Overhead Doors
- 3 Phase Power | 400 Amps
- 12' Clear Height
- Possible Owner Financing

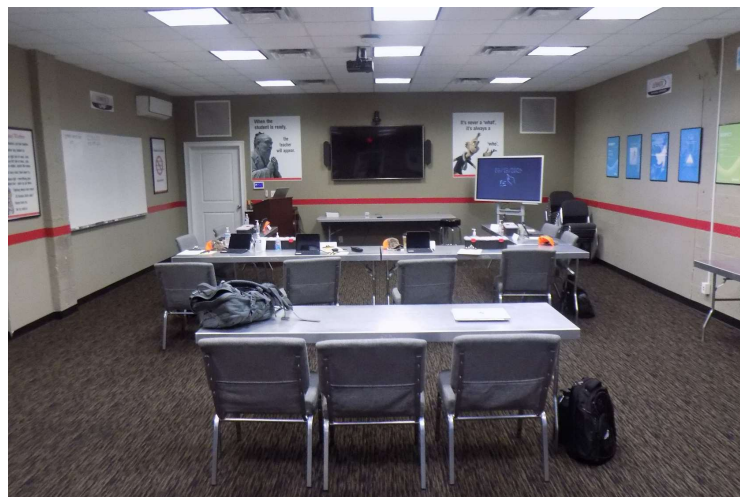
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## ADDITIONAL PHOTOS



**KEITH KIDWELL, SIOR, CCIM**  
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