

**LEASE**

# 2,700 SF Flex Building w/ Yard

**6742 NW 17 AVENUE**

Fort Lauderdale, FL 33309



**PRESENTED BY:**

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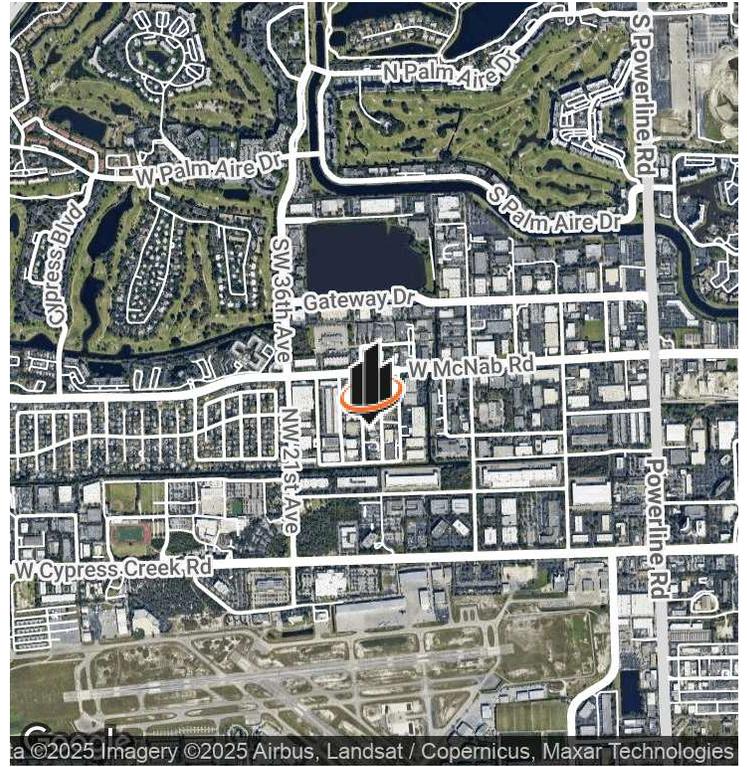
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$7,500.00 per month (NNN)
<b>BUILDING SIZE:</b>	2,700 SF
<b>AVAILABLE SF:</b>	2,700 SF
<b>LOT SIZE:</b>	0.38 Acres
<b>YEAR BUILT:</b>	1980
<b>RENOVATED:</b>	2015
<b>ZONING:</b>	I - (Industrial)
<b>MARKET:</b>	Broward
<b>SUBMARKET:</b>	Cypress Creek Uptown
<b>APN:</b>	4942 09 00 0138

## PROPERTY OVERVIEW

Upscale flex building with walled in storage yard. Great location in the Gateway Industrial Park / Cypress Creek Uptown District. Easy access to I-95 and the Florida Turnpike. Ideal for contractor, service company, man cave, etc.

## PROPERTY HIGHLIGHTS

- +/- 1,050 SF Office Area
- +/- 1,650 SF Warehouse Area
- 100% Air Conditioned
- (1) Grade Level Door (10' x 10')
- (2) Restrooms, Office & Warehouse
- Concrete Storage Yard
- CBS Wall Surrounding Yard
- Electric Gate

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## ADDITIONAL PHOTOS



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