

FOR SALE

100% AC Mfg./Office Building

6801 NW 15TH WAY

Fort Lauderdale, FL 33309

PRESENTED BY:

LES BYRON, SIOR, CCIM

C: 954.401.4713
les@svncr.com

KEITH KIDWELL, SIOR, CCIM

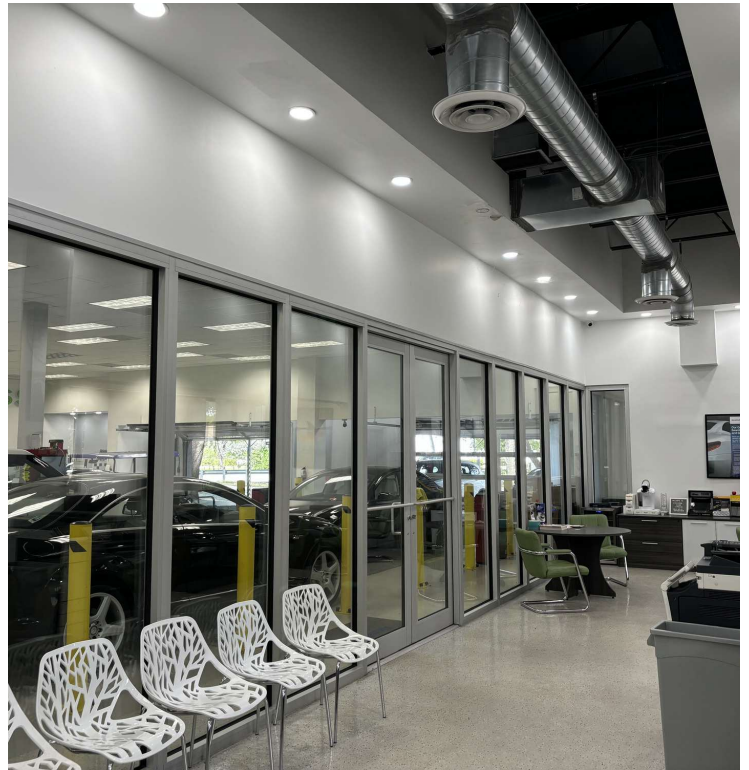
C: 954.234.8777
keith@svncr.com

STEVE DAVIS

C: 954.650.7824
steve@svncr.com



PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	12,424 SF
OFFICE SIZE:	1,500 SF
LOT SIZE:	41,024 SF
OVERHEAD DOORS:	Three (3)
CEILING HEIGHT:	16'
PARKING SPACES:	44
ZONING:	I - City of Fort Lauderdale
SALE PRICE:	\$3,700,000

PROPERTY DESCRIPTION

SVN commercial Realty is pleased to present a rare opportunity to purchase the 6801 Building, a 12,424 square foot upgraded and fully renovated office/manufacturing/flex building. Ideally located in the Cypress Creek Uptown Business District and features frontage on McNab Road with easy access to I-95 and the Florida Turnpike.

PROPERTY HIGHLIGHTS

- Newly Renovated (2022)
- 100% Air Conditioned
- Frontage on W. McNab Road
- Ample Parking
- Heavy 3 Phase Power
- Grade Level Loading

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