

RE/MAX
COMMERCIAL®



THE DEMARCO
REAL ESTATE GROUP



FOR LEASE

INDUSTRIAL WAREHOUSE

809-813 NW 1ST AVE

FORT LAUDERDALE, FL

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809-813 NW 1ST AVE
FORT LAUDERDALE, FL

PRICE: \$6,000/MO NNN + \$1,000/MO CAM

PROPERTY OVERVIEW:

Prime Opportunity! The property features a 3,800 SF building with high 14' ceilings, two restrooms, a retail/reception area, and a private office with A/C. Situated on a well-located site with excellent access to I-95 and major transportation corridors, the property offers convenience for logistics and daily operations. Liberal B-3 zoning allows for a wide range of uses including warehouse/distribution, auto repair, contractor storage, showroom/retail, and service-based businesses!

PROPERTY HIGHLIGHTS:

- A+ Location in Fort Lauderdale
- Great Industrial Warehouse
- Building Size: 3,800 SF
- High 14' Ceilings
- 2 Restrooms
- Retail/Reception Area
- Private Office with A/C
- Liberal B-3 Zoning allows most industrial and Commercial uses including Automotive, mechanic, retail and etc.

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Office: (954) 453-1000

john@demarcogroup.com

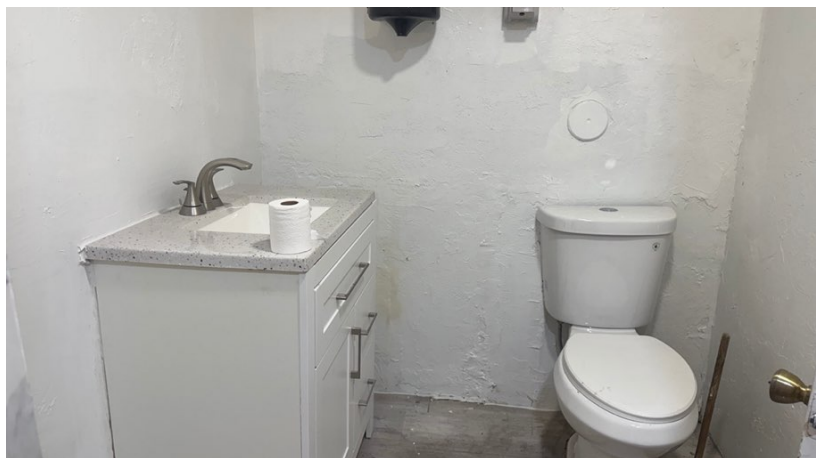
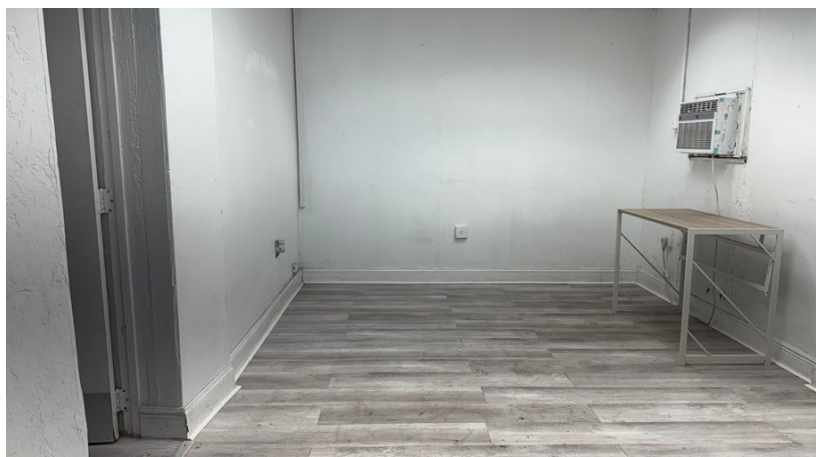
www.DeMarcoGroup.com

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PHOTOS:

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