CONFIDENTIAL OFFERING MEMORANDUM

WAREHOUSE | FORT LAUDERDALE | OWNER USER | 7,000 SF | AIR CONDITIONED | RECENTLY RENOVATED | OUTDOOR STORAGE YARD

701

NE 11th Street

FORT LAUDERDALE, FL

CBRE

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

701
NE 11th Street

701

NE 11th Street

one

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

CBRE Capital Markets is pleased to present 701 NE 11th St, located in Fort Lauderdale, FL.

The property is a fully air-conditioned, freestanding industrial/flex building situated on a fenced corner lot in Fort Lauderdale's Central Broward industrial submarket, one of Broward County's tightest and most infill industrial pockets. Recently renovated with a newly white boxed interior and a new roof under warranty, the Property will be delivered fully vacant at closing, offering a rare turnkey opportunity for an owner-user to occupy a functional, well-located industrial asset free of tenant encumbrances.

The building includes two permitted mezzanine levels, one of which is built out as a full living suite with a kitchen, bedroom, and living room, a distinctive live-work configuration uncommon in Fort Lauderdale's small-bay industrial stock. Site improvements include a paved, fenced drive-thru yard measuring approximately 34' by 90', three drive-in doors, 16' clear height, 3-phase power, and security cameras, making the Property functional for light industrial, distribution, contractor, or service-based users. With Central Broward submarket vacancy near multi-year lows and little new small-bay supply being delivered, the Property represents a scarce, move-in-ready opportunity in one of Fort Lauderdale's most supply-constrained infill submarkets.

$2,500,000	±0.22 Acres	Vacant
SALE PRICE	LAND AREA	OCCUPANCY

INVESTMENT HIGHLIGHTS

VACANT TURNKEY DELIVERY

The Property will be delivered fully vacant at closing with a newly white boxed interior, giving a buyer immediate, unencumbered occupancy.

RARE MEZZANINE FEATURE

Two permitted mezzanine levels, including one fully built out as a living suite with kitchen, bedroom, and living room, offer flexibility uncommon in Fort Lauderdale's small-bay industrial stock.

FULLY AIR CONDITIONED

A fully air-conditioned interior, 16' clear height, three drive-in doors, and 3-phase power support a wide range of industrial, flex, and service uses.

RECENT CAPITAL IMPROVEMENTS

A recently replaced roof under warranty, newly whiteboxed interior, and installed security cameras reduce near-term capital needs for a new owner.

CORNER LOT WITH FENCED OUTDOOR YARD

The corner ±9,800 SF lot includes a ±3,400 SF fenced, paved drive-thru yard, adding usable outdoor storage or staging space that is increasingly scarce in the submarket.

701
NE 11th Street

two

PROPERTY
OVERVIEW

PROPERTY OVERVIEW

SPECIFICATIONS	
Offering Price	$2,500,000
Address	701 NE 11th St, Fort Lauderdale, FL 33304
Type	Industrial
Building Size	7,000 SF
Land Size	±0.22 acres (±9,583 SF)
Zoning	B-3, City of Fort Lauderdale
Year Built	1954
Clear Height	16'
Loading	Three (3) drive-in doors; no dock-high loading
Power	3-Phase
Occupancy	Vacant
Parcel Control Number	49-42-34-04-1811

FLOOR PLAN

7,000 SF

TOTAL AREA

1,293 SF

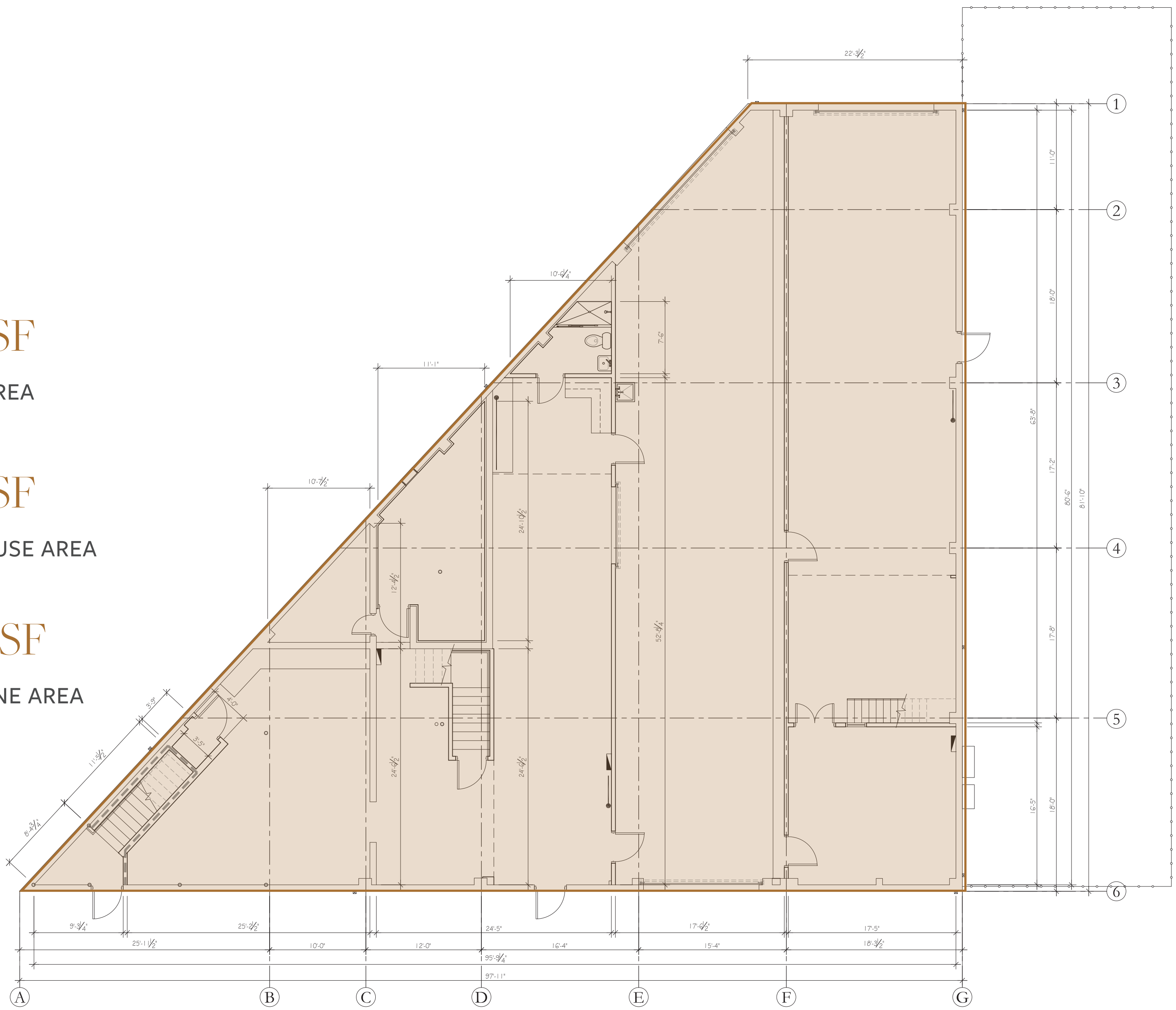
OFFICE AREA

3,618 SF

WAREHOUSE AREA

2,089 SF

MEZZANINE AREA




DOWNTOWN FORT LAUDERDALE
US1
E SUNRISE BLVD
701
NE 11th Street
NE 7TH AVE
NE 11TH ST
N FLAGLER DR
NE 8TH AVE


EXIT

three

MARKET
OVERVIEW

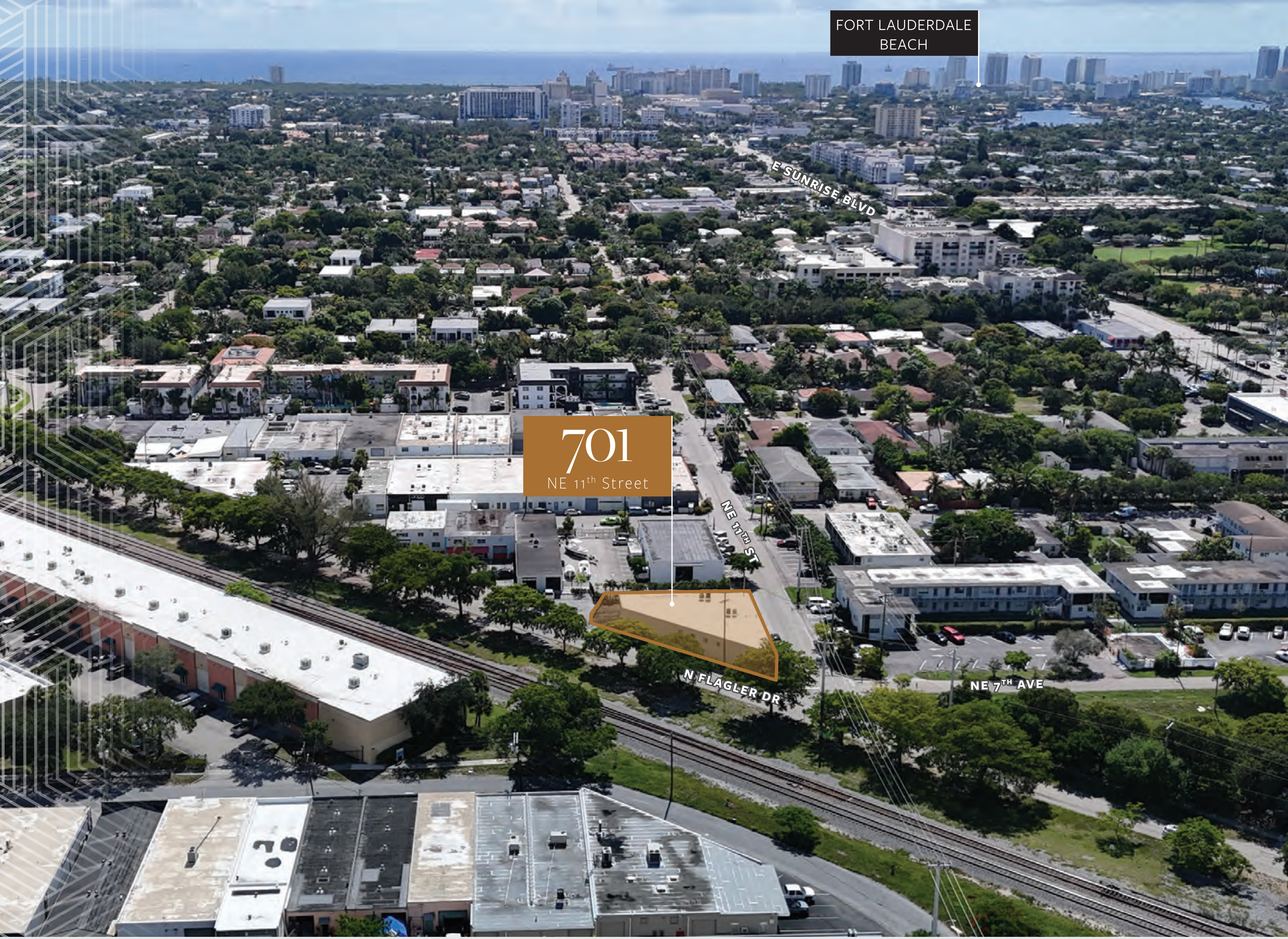
701
NE 11th Street

LOCATION OVERVIEW

701 NE 11th St is located in Fort Lauderdale's Central Broward industrial submarket, within the Poinsettia Heights area just north of downtown Fort Lauderdale and the Flagler Village arts and entertainment district. The Property sits one block off Sunrise Boulevard, a primary east-west corridor connecting US Highway 1/Federal Highway to I-95, and is surrounded by an established mix of small-bay industrial, flex, and service-oriented businesses.

Regional access is strong. The Property is approximately 1.5 miles from the Fort Lauderdale (Mainline) Brightline station and approximately 8.9 miles from Fort Lauderdale-Hollywood International Airport, with quick access to Sunrise Boulevard, US-1/Federal Highway, and I-95. Downtown Fort Lauderdale, Las Olas Boulevard, and the Flagler Village/FAT Village creative district are all within a few minutes' drive.

The surrounding trade area is densely populated and growing. Within one mile, population is approximately 26,650 and median household income is approximately $86,058; within three miles, population reaches approximately 165,503 with median household income of approximately $83,341. Population and household growth in the surrounding three-mile area are each projected near 7.5% through 2030, reflecting continued infill demand in this part of Broward County.


FORT LAUDERDALE
BEACH
E SUNRISE BLVD
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N FLAGLER DR
NE 7TH AVE

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