

FOR SALE!!! DRY RACK STORAGE BUILDING & EQUIPMENT

SOUTH FLORIDA



OFFERING MEMORANDUM

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TABLE OF CONTENTS

TABLE OF CONTENTS

FOR SALE!!! DRY RACK STORAGE BLDG & E	1
TABLE OF CONTENTS	2
OPPORTUNITY SUMMARY	3
ATTRACTIVE BUILDING, SOLID STRUCTURE	4
STRUCTURE IN EXCELLENT CONDITION	5
DRY RACK STORAGE	6
WIGGINS FORK TRUCKS	7
BELLINGHAM DOCKS AND RAMPS (TIKI BA	8
SPRINKLER SYSTEM	9
MANAGEABLE DEFERRED MAINTENANCE	10

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Legal questions should be discussed by the purchasing party with an attorney. Tax questions should be discussed by the purchasing party with a certified public accountant or tax attorney. Title questions should be discussed by the purchasing party with a title officer or attorney. Questions regarding the condition of the building and whether it complies with applicable governmental standards and criteria should be discussed by the purchasing party with appropriate engineers, architects, contractors, other consultants and governmental agencies. The metal building is marketed by Richard H Roughen PA of Keller Williams Realty Services, dba National Marina Sales in compliance with all applicable equal opportunity laws.



OPPORTUNITY SUMMARY



PROPERTY DESCRIPTION

This large and well-maintained storage building in Fort Lauderdale is being taken down to make room for a large multi-family development, and the owner is closing up his marina business. Anybody looking for a unique opportunity to purchase a beautiful steel Dry Rack Storage building at a severely discounted price will be thrilled to see the quality and condition of this unit. Seller needs it to go, along with the sprinkler system, two Wiggins Fork Trucks, bunks, racks, Bellingham docks, ramps, generator and much more.

Original plans are available, and additional or replacement materials can be purchased through Roof and Rack (who built the unit), but they are not available to do the work to build the structure again (too busy with current new-builds). Seller will dismantle the building, record the inventory and label all the parts, stack on Seller's property (by section for the time being) and make ready for transport. All plans and drawings are available and will be provided. Buyer will pay for transport to its new location and have the concrete poured (if necessary) for a pad, bring water, sewer and electric to the building if not already there, and pay to erect the building using its own labor and/or subs, provide all other materials as necessary, and order and pay for any additional drawings and permits that will be required to bring it back into business. This is a cat-4 building which apparently can be upgraded to cat-5 without much additional cost or difficulty (all to be researched and verified by Purchaser).

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

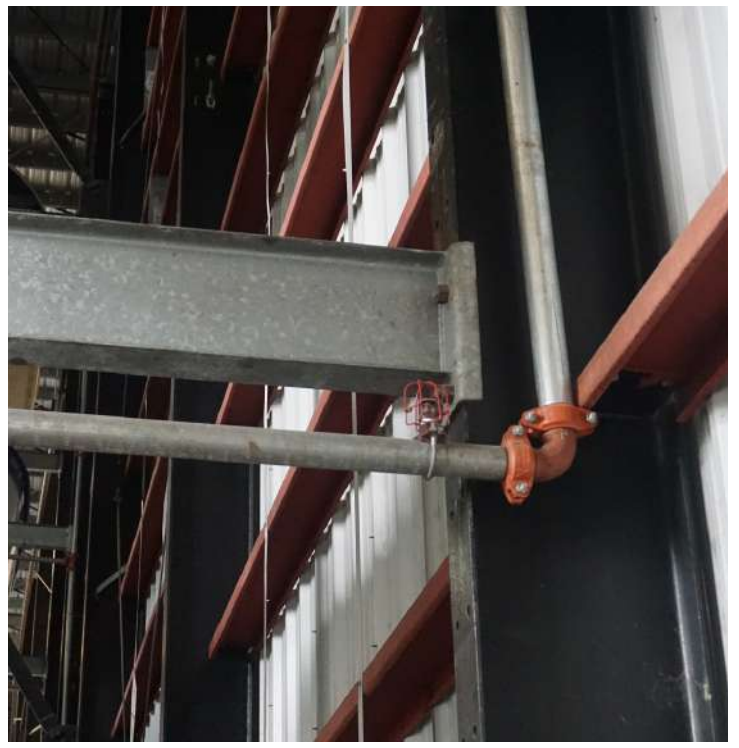
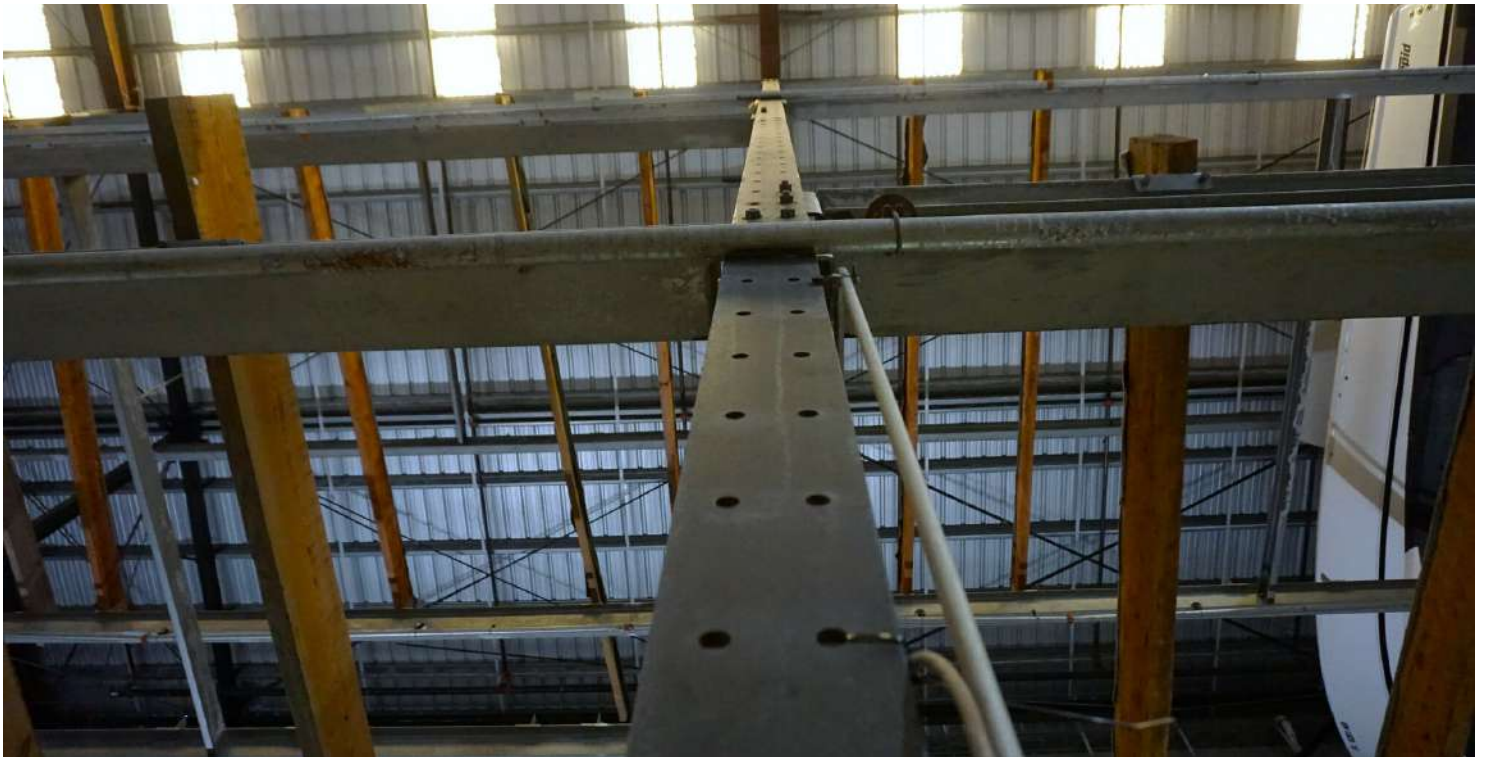
Sale Price:	BEST AND SOONEST OFFER!!!
Building Size:	36,000 SF
Building Length	360 feet
Building Width	100 feet
Building Height	55 feet



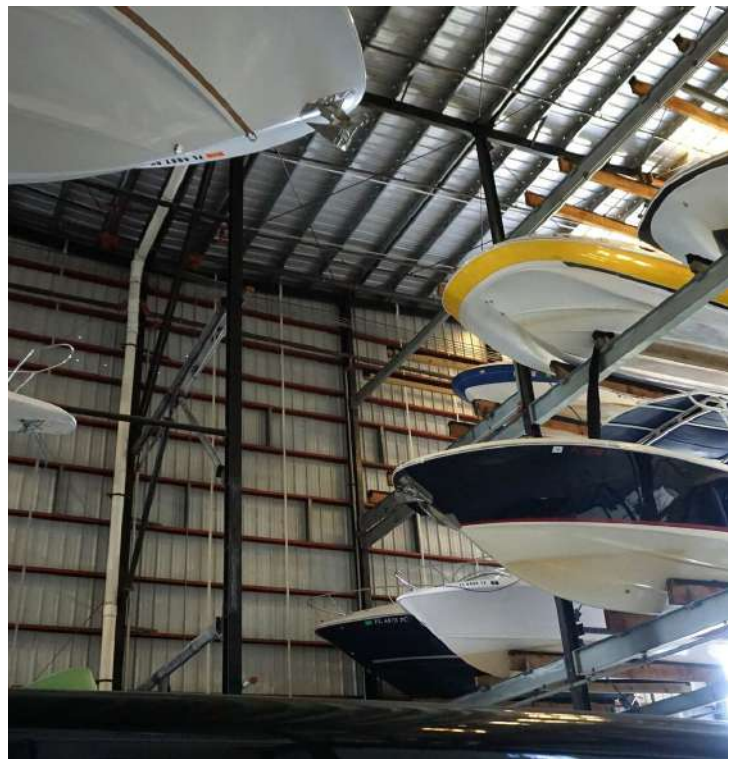
ATTRACTIVE BUILDING, SOLID STRUCTURE



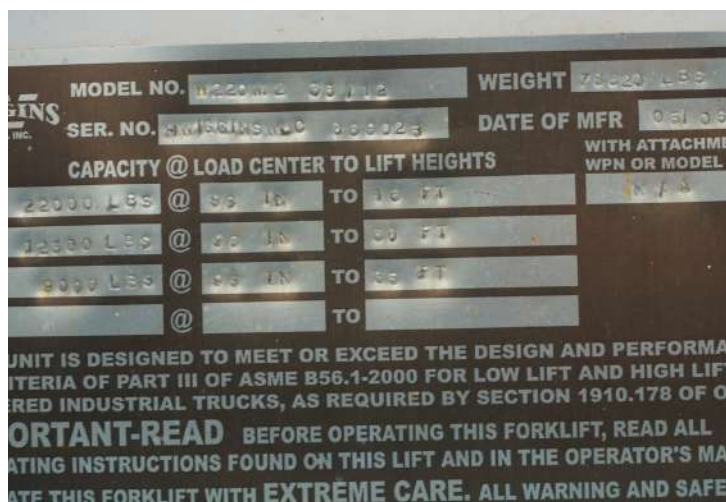
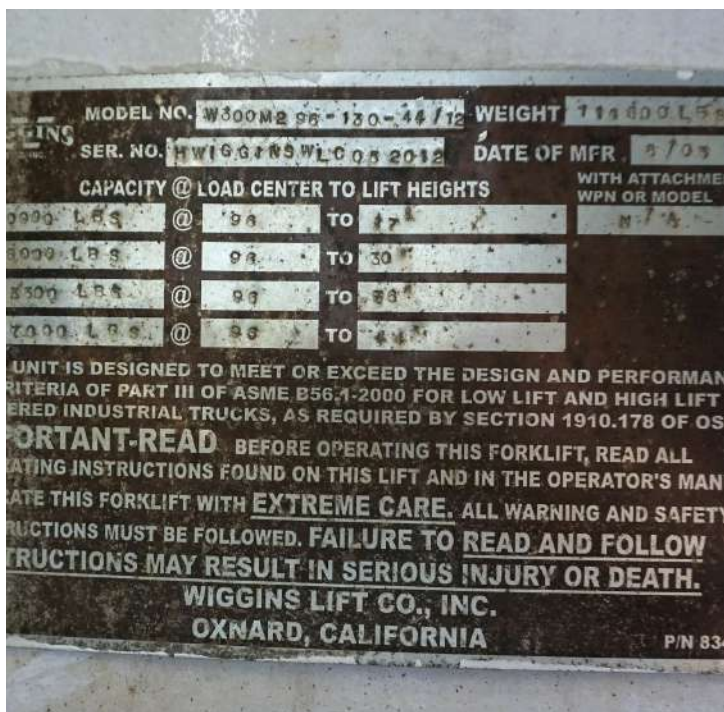
STRUCTURE IN EXCELLENT CONDITION



DRY RACK STORAGE



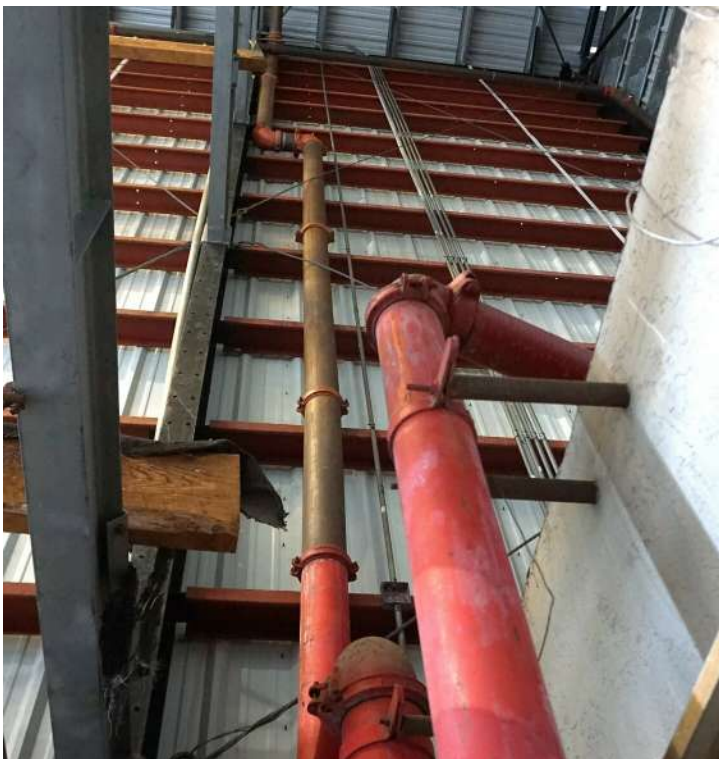
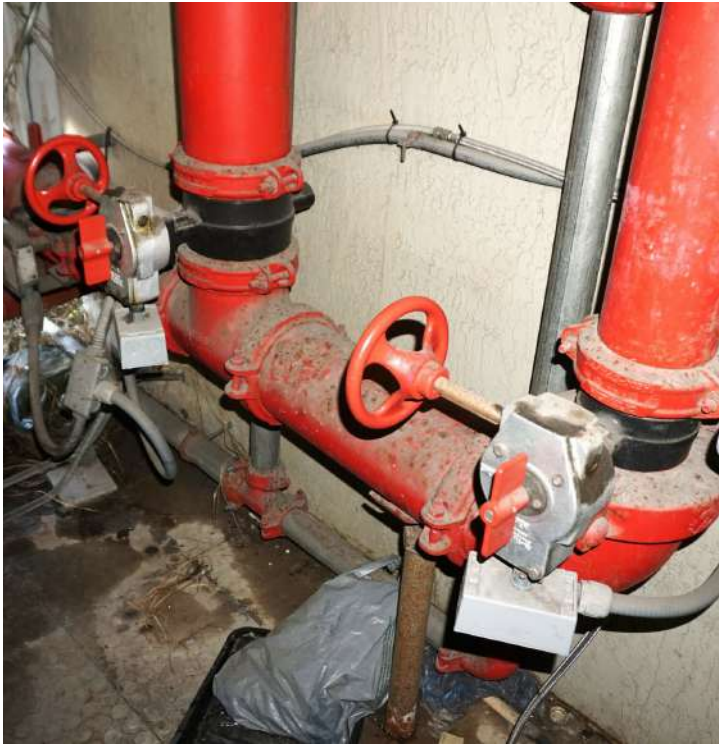
WIGGINS FORK TRUCKS



BELLINGHAM DOCKS (Tiki Bar Not Incl)



SPRINKLER SYSTEM



MANAGEABLE DEFERRED MAINTENANCE ISSUES

