

FORT LAUDERDALE / SISTRUNK DISTRICT SMALL BAY INDUSTRIAL



**DWN
TWN**
REALTY ADVISORS
EST. 1999

FOR LEASE

825 NW 8th AVE – SISTRUNK DISTRICT



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EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to exclusively present Fort Lauderdale Small Bay Industrial (the "Property"), a 7,500 square foot, three-unit small bay industrial asset located at 825 NW 8th Ave in Fort Lauderdale's Sistrunk District, with two 2,500 square foot bays available for lease. Built in 1959 of masonry and concrete block construction on a 10,125 square foot lot, each unit features a grade-level drive-thru bay with rear access, dedicated office and bathroom buildouts, and on-site surface parking. Units A and B, 2,500 square feet each, are available for immediate occupancy at an asking rent of \$22.00 PSF modified gross.

Demand for this product runs on the strongest fundamentals in the submarket's history: limited developable land has held Central Broward industrial vacancy at historic lows, and the Sistrunk corridor is an active focus of public and private reinvestment by the City of Fort Lauderdale, minutes from Downtown and within walking distance of Brightline and FAT Village. The THRIVE District, an 80,000+ square foot creative hub home to 40+ businesses, sits steps from the Property, and adjacent Flagler Village brings 10,700+ rental units, 5M+ SF of office, and 30+ developments underway or proposed, continuing to deepen the customer base at the door. For operators seeking close-in drive-thru bay space with direct access to I-95, Sunrise Boulevard, and Broward Boulevard, 825 NW 8th Ave offers a configuration that is effectively out of production in the urban core.

825 NW 8th Avenue, Fort Lauderdale, FL 33311

Sistrunk District

\$22/SF MG

Sale Price

2,500 – 5,000 SF

Available SF

Immediate

Availability

7,500 SF

Building Size

10,125 SF

Lot Size SF

2

Number of Units

FAT Village: \$500M Hines redevelopment, 600 units, 180,000 SF T3 office, retail and galleries, two blocks from Brightline, delivering 2026-2027.

Fort Lauderdale / Las Olas
5min Drive

brightline

The Adderley
417 Units
Built in 2026

The THRIVE District, a 5-acre creative hub steps from the Property, transformed former warehouses into 80,000+ SF of retail, office, galleries, and F&B, now home to 40+ businesses. Full district map on page 15.

The Arcadian
502 Units
Built in 2026

N Ave of Arts

NW 7th Street

NW 8th Street

NW 9th Avenue

NW 9th Street

SURROUNDED BY THE NEW FORT LAUDERDALE

THRIVE District, FAT Village, Brightline, and Las Olas, All Within 5 Minutes



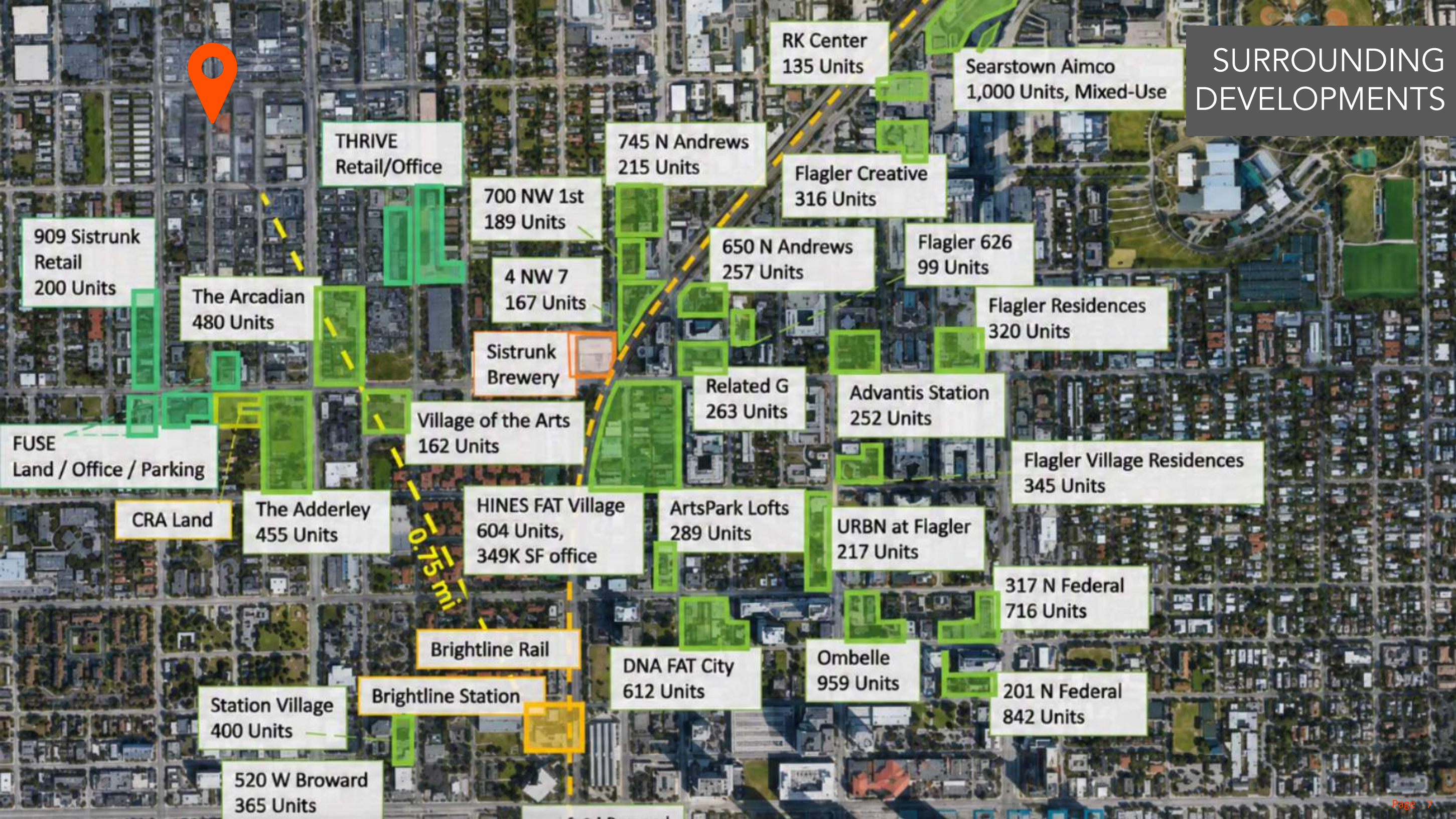
INTERIOR PICTURES



CONTEXT MAP



SURROUNDING DEVELOPMENTS



LOCATION DESCRIPTION



The subject property is located in Fort Lauderdale's Sistrunk District, an emerging commercial and redevelopment corridor within the broader Central Broward industrial submarket. The area has become a focus of public and private investment as the City of Fort Lauderdale continues to encourage redevelopment, business growth, and mixed-use activity along the Sistrunk Boulevard corridor. This momentum has increased demand for nearby warehouse, service, and light industrial properties that support the surrounding residential and commercial expansion.

The Sistrunk District benefits from its central Broward location and strong regional connectivity. The area provides convenient access to Interstate 95, Sunrise Boulevard, and Broward Boulevard, allowing efficient transportation throughout Broward County as well as direct connectivity to Miami Dade and Palm Beach counties. The location also offers close proximity to Downtown Fort Lauderdale, Port Everglades, and Fort Lauderdale Hollywood International Airport, key economic drivers for the South Florida region.

The surrounding area continues to see new residential development, retail growth, and commercial reinvestment, particularly in nearby Flagler Village and the greater Downtown Fort Lauderdale market. This growth has increased demand for small to mid sized industrial buildings that can support local service providers, contractors, distribution users, and creative industrial tenants seeking proximity to the urban core.

Limited developable land and strong demand for industrial space throughout Central Broward have contributed to consistently low vacancy and steady rental growth across the submarket. The subject property's location within the Sistrunk District positions it to benefit from these market fundamentals while offering direct access to one of Broward County's most active redevelopment corridors.

FAT VILLAGE CONTEXT

FAT Village sits at the center of Flagler Village, Fort Lauderdale's fastest-growing urban submarket and one of South Florida's most active development corridors. Positioned just north of the CBD, the neighborhood has evolved into a high-density, mixed-use environment driven by residential growth, institutional-quality office development, and experiential retail.

The district continues to attract a young, educated workforce and a growing tenant base seeking walkability, connectivity, and a dynamic live-work-play setting. With over 10,000 residential units, 5M+ square feet of office, and 3M+ square feet of retail in the immediate area, Flagler Village offers the scale and infrastructure of a true urban core while still benefiting from ongoing development activity.

FAT Village stands out as the neighborhood's defining destination, anchored by a curated mix of creative office, food and beverage, entertainment, and gallery space. Its proximity to Brightline, Las Olas, and major transportation corridors positions it as a highly accessible and talent-driven location for forward-thinking tenants.



THRIVE

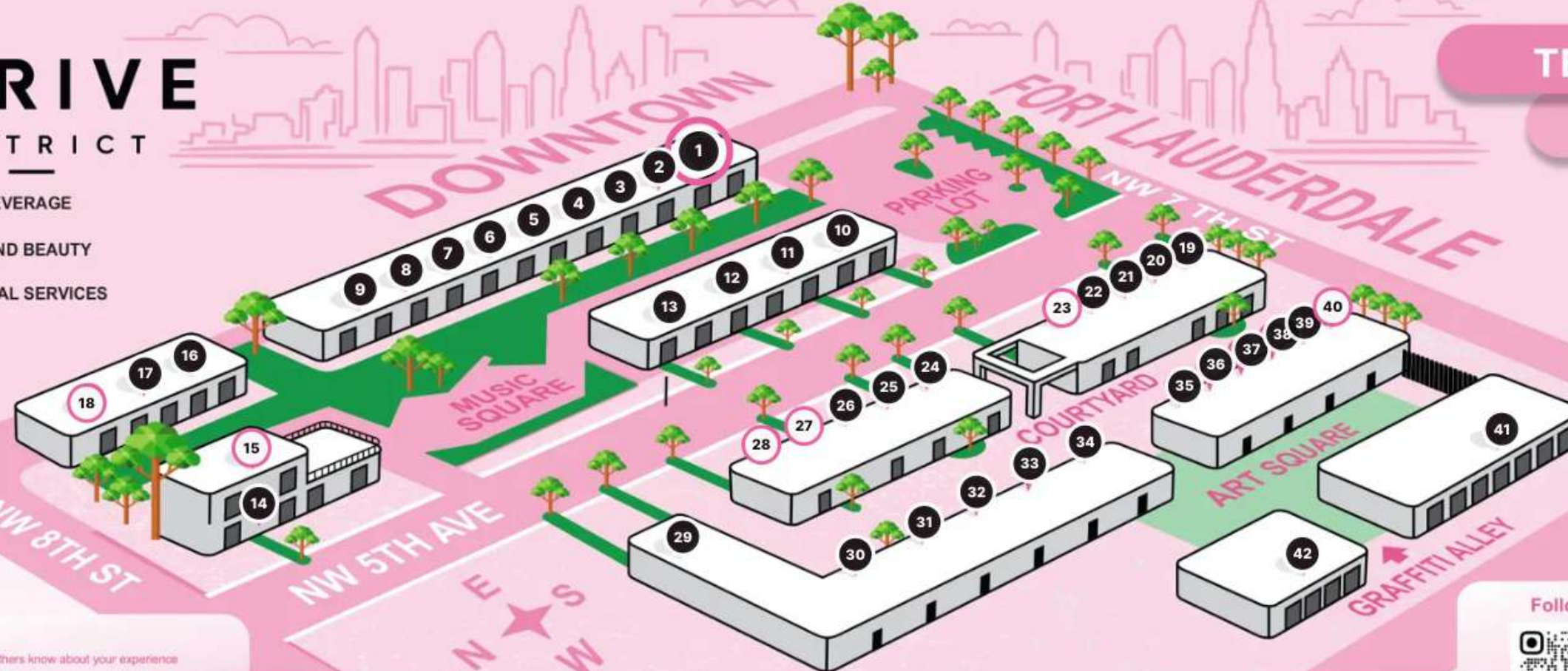
DISTRICT

- FOOD AND BEVERAGE
- WELLNESS AND BEAUTY
- PROFESSIONAL SERVICES
- ART SPACE
- SHOPS
- BAR

TENANT LIST

DIRECTORY

2026



Let others know about your experience



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UNIT 1000 · WELLNESS AND BEAUTY

1

BLUE DIAMOND FITNESS 2.0

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1 Blue Diamond Fitness 2.0 Unit 1000 · Wellness and Beauty	2 Glass & Pen Studios Unit 1011-1012 · Professional Services	3 Connect Records Unit 1021 · Shops	4 Dyer Design Glasswork Unit 1022 · Art Space
5 HerHaus Studio Unit 1031 · Professional Services	6 Laurie Duncan Art & Design Unit 1032 · Art Space	7 Greek Sugar Unit 1041-1042 · Food and Beverage	8 Papille Unit 1051-1052 · Food and Beverage
9 Obsidian Coffee Unit 1060 · Food and Beverage	10 Uncommon Path Brewing Unit 1071 · Bar	11 Pulse Pilates Unit 1081 · Wellness and Beauty	12 Calma Wellness Lounge Unit 1091 · Wellness and Beauty
13 Yogithot Studio	14 Capybara Cafe	15 Available	16 Leasing Office

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