

900 NE 13TH STREET | FORT LAUDERDALE, FL

FOR LEASE AND FOR SALE

F O R T L A U D E R D A L E W A R E H O U S E



CBRE

Rendering of completed exterior.



Currently Undergoing Renovations

THE OPPORTUNITY

Located in Fort Lauderdale's Studio City, this exceptional industrial warehouse is conveniently situated near downtown Fort Lauderdale, the Fort Lauderdale Hollywood International Airport, major highways like I-95, and the beaches. With B-3 Zoning, the property offers 14,838 square feet of interior space on a spacious lot spanning nearly 23,000 square feet. The warehouse features 7 dock-high loading doors, a new roofing system, renovated office space with a showroom area, and impressive ceiling heights of almost 20 feet. The location also provides great visibility along NE 13th Street, just blocks from Federal Highway.

SURROUNDING TENANTS INCLUDE:

LUV of BRIDAL

THE
SLIDING DOOR
COMPANY

We Take The Cake

ELQAT8

montce

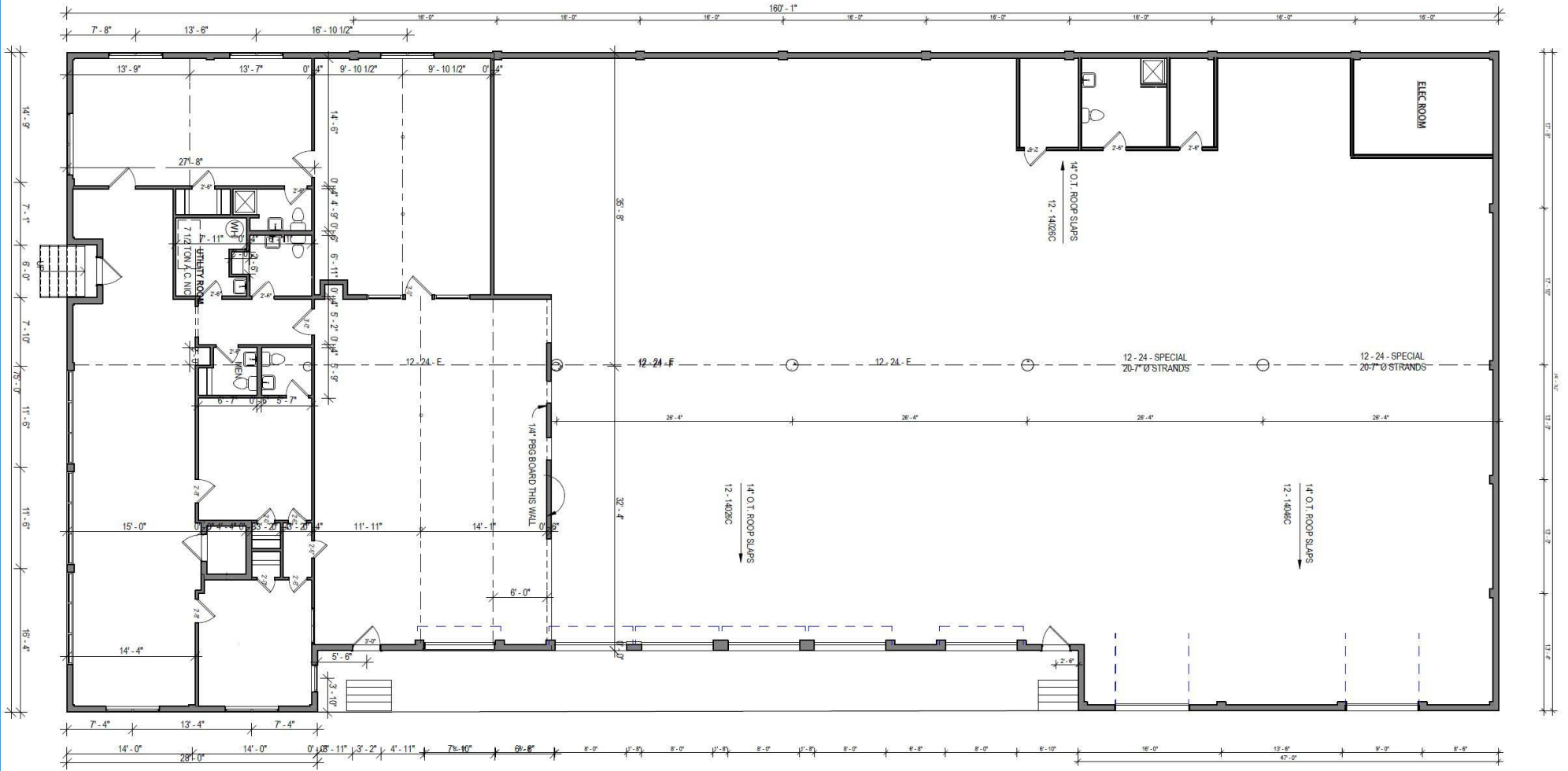
THE SPACE

GULF
STREAM
BREWING

MILK
M
MONEY



FLOOR PLAN





WAREHOUSE
W/MEZZANINE LEVEL



FREESTANDING
BUILDING



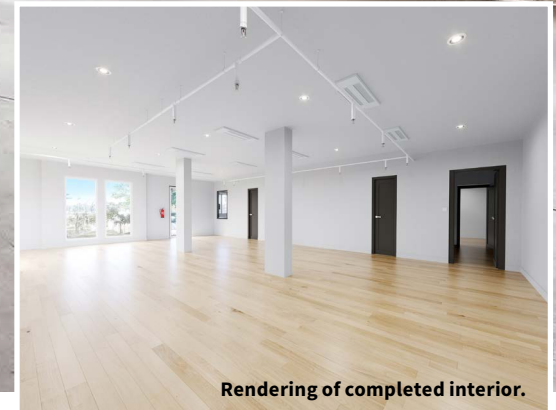
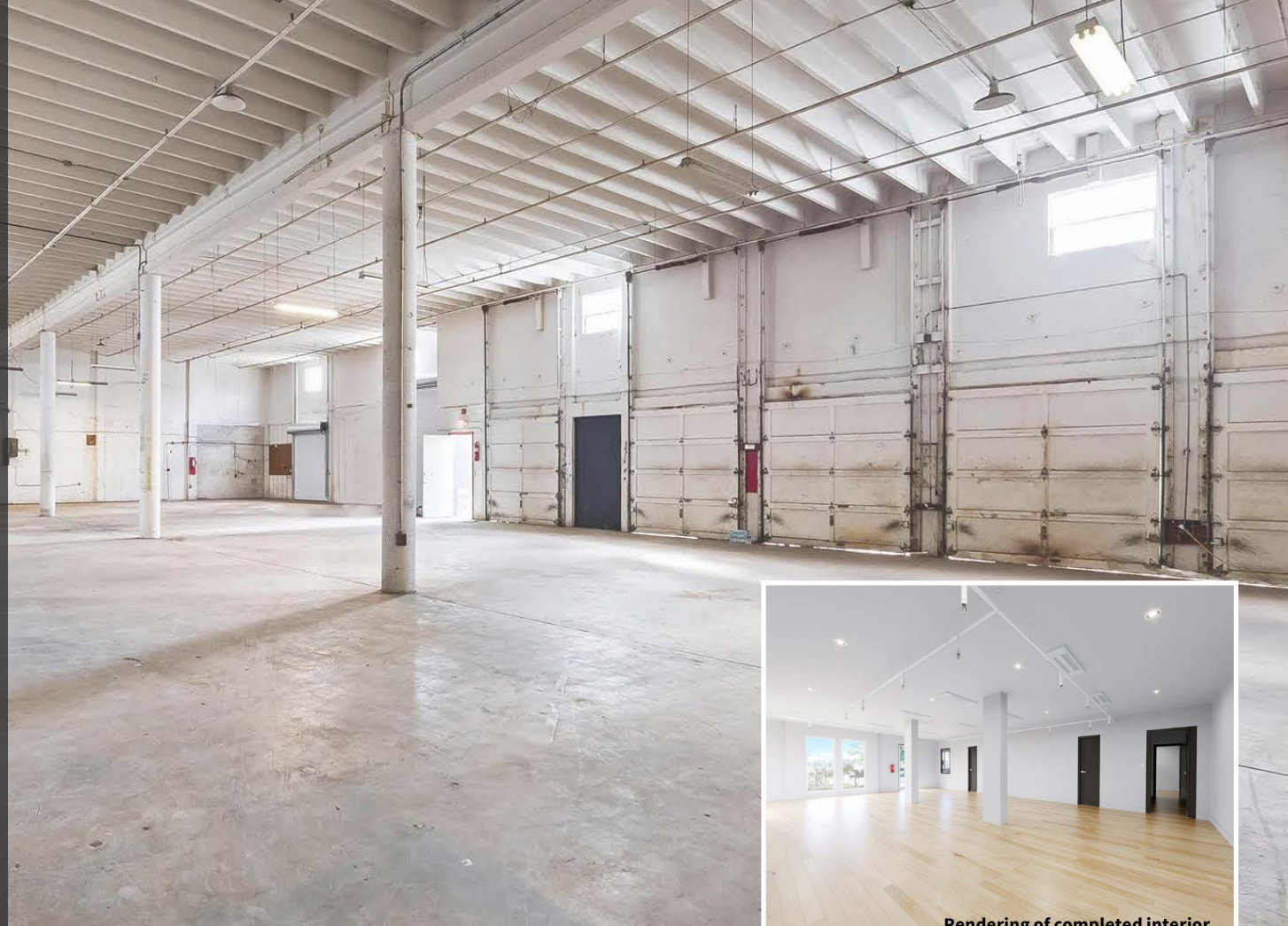
ROOF

RECENTLY REPLACED
R-25 INSULATION, A/C READY



IMPACT WINDOWS

INSTALLATION UNDERWAY FOR
IMPACT WINDOWS & DOORS



Rendering of completed interior.

**BUILDING
SPECS**

14,838 SF

PREMISES

3,582 SF

OFFICE

20'

CLEAR HEIGHT

LED

LIGHTING

19,600 VPD

TRAFFIC COUNTS

SEVEN (7)

DOCK-HIGH DOORS

800 AMPS

HEAVY POWER

B-3

ZONING

100%

SPRINKLERED

LEASE RATE

\$20.00 PSF + \$4.02 OPEX

LEASE RATE (NNN)

SALE PRICE

\$4,750,000

SALE PRICE

OPP ZONE

OPPORTUNITY ZONE

INVESTMENT SCORE - 9

(1=low; 10=high)

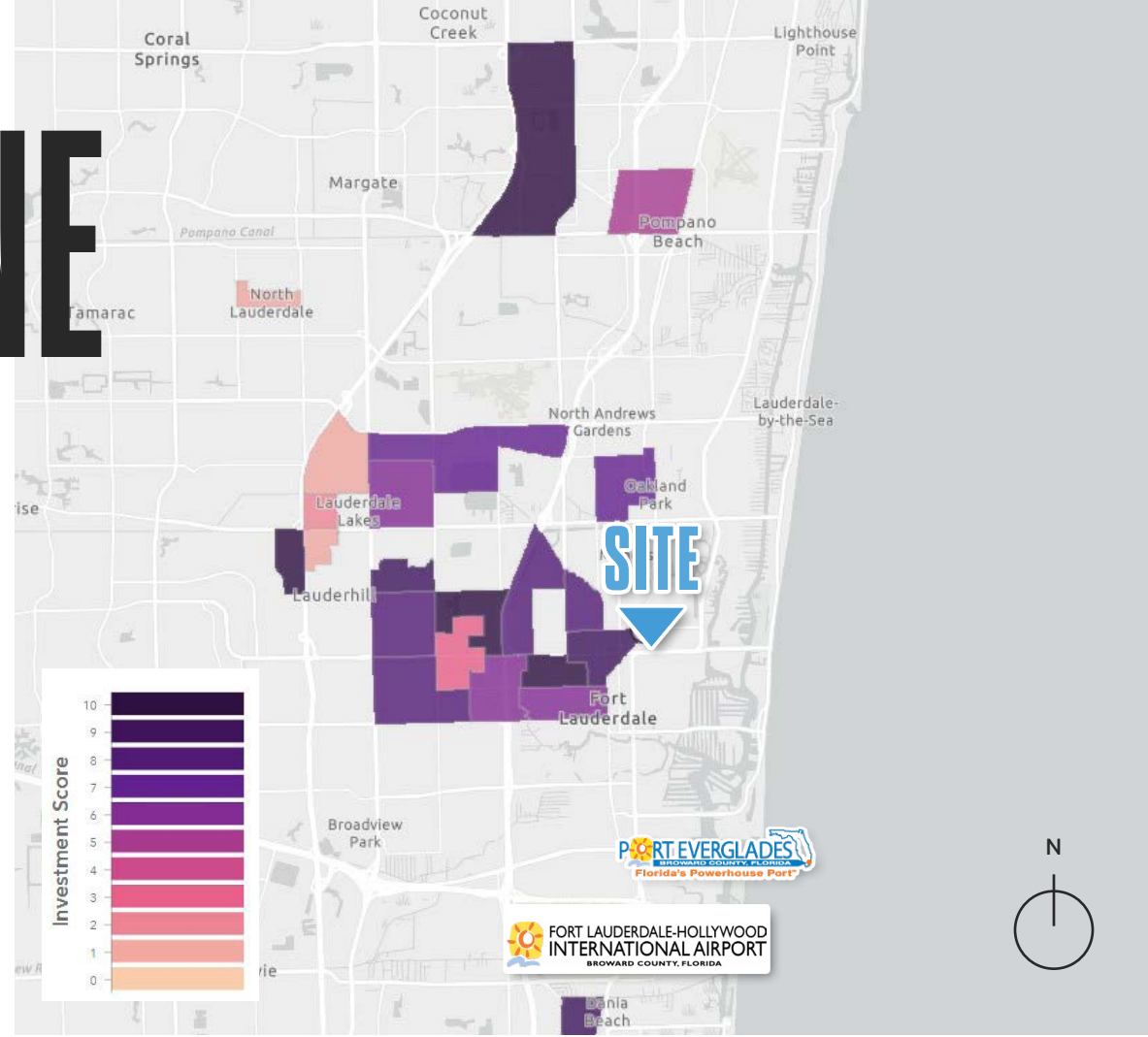
The Urban Institute developed a score of investment flows to census tracts factoring commercial lending, multifamily lending, single-family lending and small business lending. Data on existing equity flows is limited so debt flows are used as a proxy for understanding access to local capital.

TRACT: 12011041700

AREA STATS

2000-2010 Household Growth*	0.3%
Total Households 2010*	1,324
Total Households 2018**:	1,447
2010-2018 Household Growth**:	1.1%
Average Home Value 2018**:	\$191,841
Median Household Income 2010*:	\$23,615
Median Household Income 2018**:	\$21,075
Median Household Income Growth 2010-2018**/*:	-10.8%
% Households under poverty level: (ACS Multiyear Data 2012 - 16)	40.7%

* U.S. Census
** ESRI Demographics



TENANT BENEFITS

It makes good business sense to be in a opportunity zone! Investors in Qualified Opportunity Funds can achieve significant tax benefits for equity investments, including tax deferral and permanent tax reduction. How does this effect tenants?

- » Tenants can use an upgraded building for lower rent.
- » Tenants can fund improvements or other capital needs in the leased space with the proceeds of an opportunity zone investment.
- » An investor can invest in YOU! An investor can invest in a tenant's business with at least 70% of it's tangible assets in an opportunity zone, or if 50% of it's employees hours or wages are in the zone, or if 50% of the business revenue is generated within the zone.

HUB ZONE

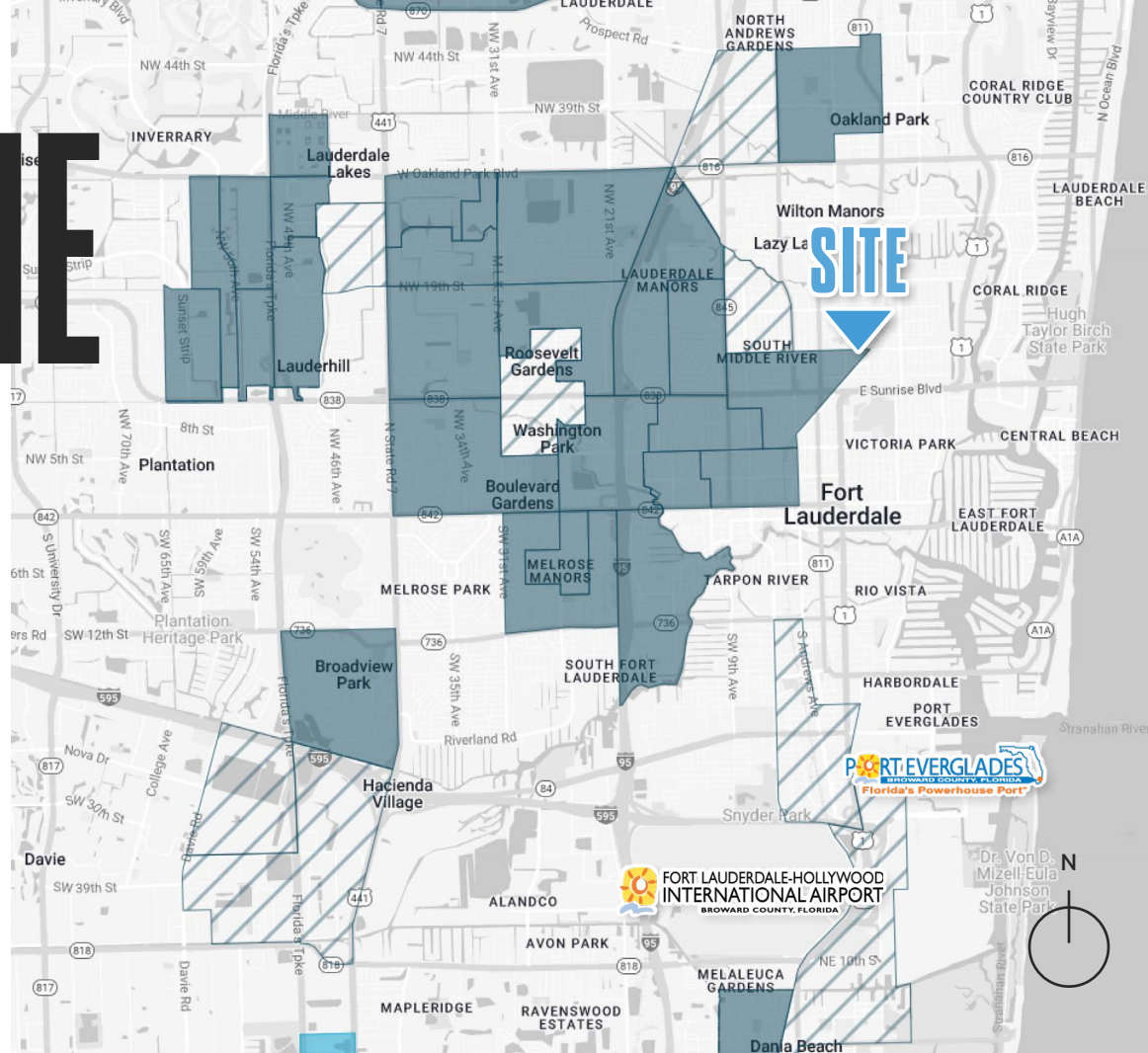
900 NE 13th Street is within a qualified HUBZone. The government limits competition for certain contracts and also gives preferential consideration to those businesses in full and open competition. Joining the HUBZone program makes your business eligible to compete for the program's set-aside contracts.

2024 DEMOGRAPHICS: 5-MILE RADIUS

316,210
POPULATION

140,141
HOUSEHOLDS

\$112,293
AVG. HH INCOME



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