

PRIME

SMALL BAY INDUSTRIAL



635-695 N.W. 4th Avenue
FORT LAUDERDALE, FL 33311



635-695 N.W. 4TH AVENUE
FORT LAUDERDALE, FL 33301

BUILDING INFORMATION

TENANT COST

Base Rent (Triple Net)/NNN	Available upon request
Est. 2024 CAM/ OPEX	\$5.16 per sq.ft.

SITE DESCRIPTION

Year Built	1986
Building Zoned	Industrial
Number of Buildings	1
Land Area	2.86 acres +/-

BUILDING SIZE (SF)

Total Space	57,297 SF +/-
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OFFICE

Total Office Space	Varies
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TECHNICAL SPECIFICATION

Ceiling Height	24'
Maximum Door Height	12'

OTHER

3 phase 120/208 volt
Grade level and dock high loading
Parking ratio 2.10/1,000 SF
Ancillary fenced yard area

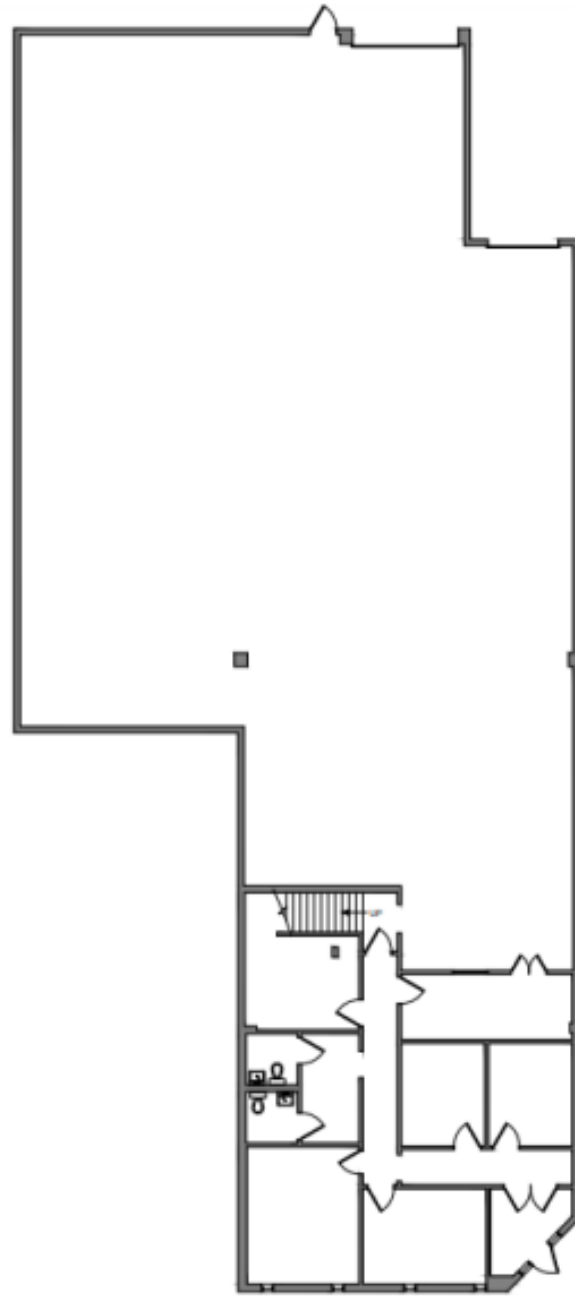
KEITH R. GRAVES, CCIM, SIOR
954.652.2031
kgraves@bergercommercial.com

DANIEL FORMAN
954.652.2004
dforman@bergercommercial.com

LAWRENCE OXENBERG
954.652.2017
loxenberg@bergercommercial.com



550 S. ANDREWS AVE.
SUITE 400
FORT LAUDERDALE, FL 33301



BAY 635

SPECIFICATIONS

BUILDING AREA: SITE 57,297 SQ. FT. +/-
AREA: 2.86 ACRES +/-
CLEAR HEIGHT: 24 FEET
OFFICE: VARIOUS
ELECTRICAL CAPACITY: 3-PHASE- 120/208 VOLTS
COLUMN SPACING: 55' X 35'
LOADING: 8 GRADE LEVEL @ 10'-12'
 10 DOCK HIGH O/H
 DOORS

ZONING B-3 CITY OF FORT
BAY 635 8,864 +/- RSF INCLUDING
 MEZZANINE
 1,400 SF OFFICE

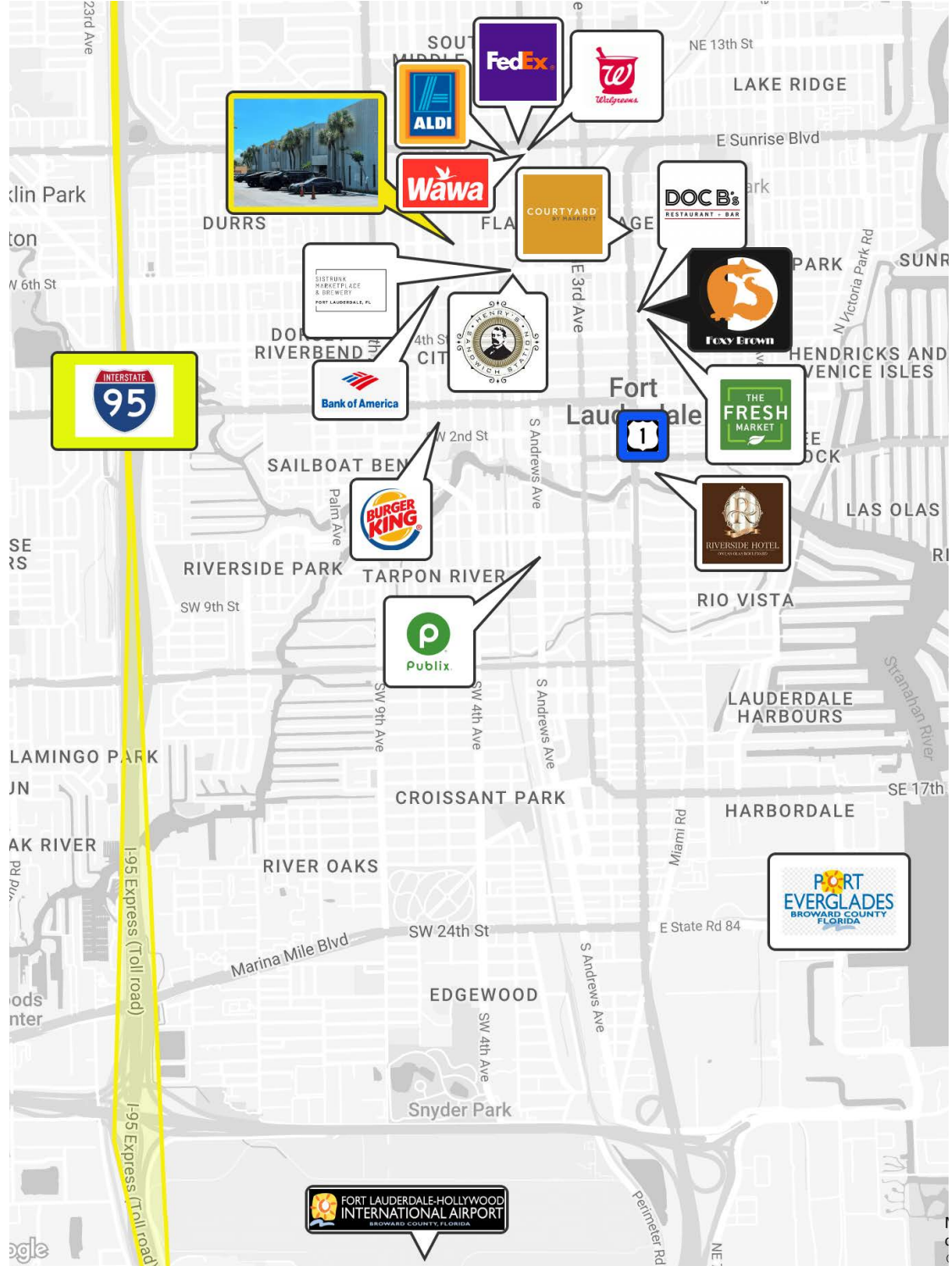
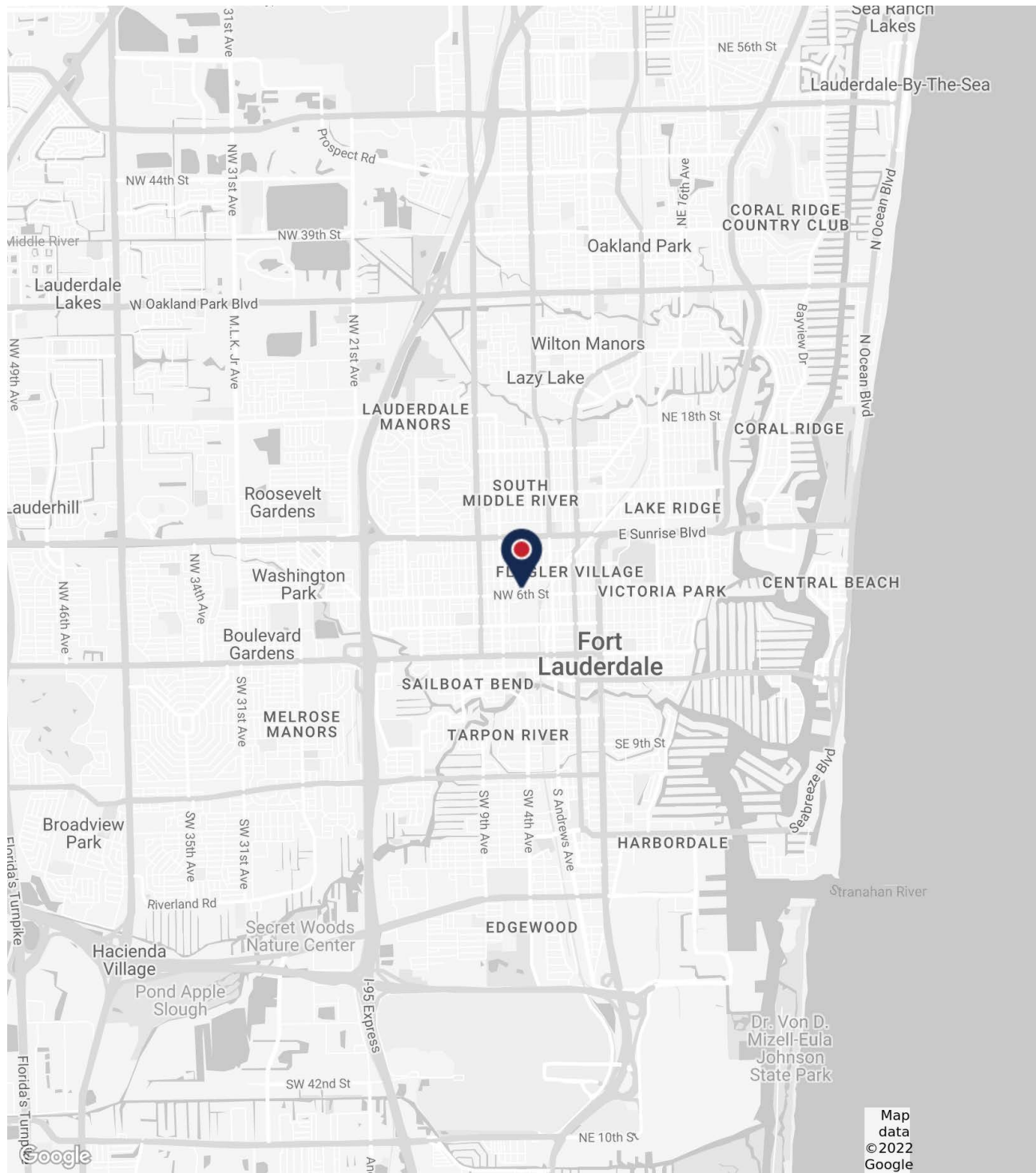
SPACE FEATURES 1 DOCK HIGH AND
 1 GRADE LEVEL DOORS

ACCESSIBILITY

**STRATEGICALLY LOCATED JUST EAST OF I-95, OFF
 SUNRISE BLVD. WITH IMMEDIATE PROXIMITY TO
 DOWNTOWN/CBD - FTL, AFFLUENT HOUSING BASE
 AND FLAGLER VILLAGE.**

**MINUTES TO FORT LAUDERDALE- HOLLYWOOD
 INTERNATIONAL AIRPORT (FLL) AND BRIGHTLINE
 TRAIN STATION.**





LOCATION

635-695 N.W. 4th Ave is strategically located near Downtown Fort Lauderdale (CBD) with proximity to I-95, hotels, retail, Port Everglades, and Fort Lauderdale- Hollywood International Airport (FLL).

NEARBY CONVENIENCES

±5 MIN

- STRUNK MARKETPLACE
- HENRY'S SANDWICH STATION
- FOXY BROWN
- DOC B'S
- WALGREENS
- FEDEX
- ALDI
- COURTYARD MARRIOTT
- THE FRESHMARKET
- PUBLIX
- BANK OF AMERICA
- BURGER KING
- WAWA



FOR MORE INFORMATION PLEASE CONTACT

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954.652.2004
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



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