

FOR SALE OR LEASE

Direct I-95 Frontage Heavy Industrial Zoning M-3

60 NW 60TH STREET

Fort Lauderdale, FL 33309

PRESENTED BY:

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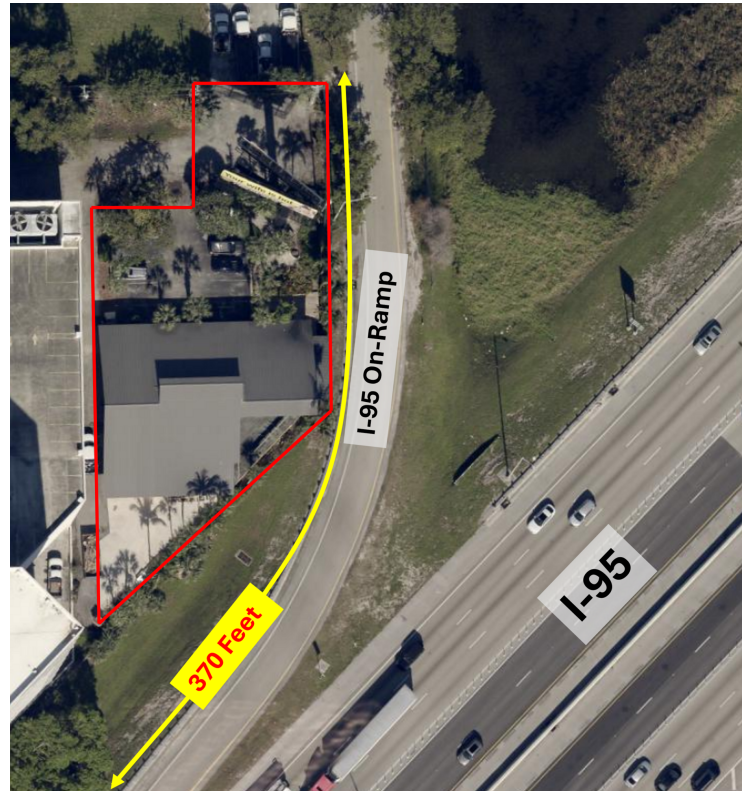
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$5,000,000
LEASE RATE:	\$29.50 SF/yr (NNN)
BUILDING SIZE:	6,496 SF
LOT SIZE:	0.44 Acres
PRICE / SF:	\$769.70
YEAR BUILT:	1980
RENOVATED:	2010
ZONING:	M-3
MARKET:	Broward County
APN:	494210050230 & 494210040012

PROPERTY OVERVIEW

Amazing and unique opportunity for EXPOSURE! 300' on I-95! Signature building in Fort Lauderdale. Be seen by over 100,000 cars daily! Building can be used for heavy industrial, manufacturing/assembly, showroom/studio, attorney, corporate office etc. Large volume ceilings with bonus loft for that impressive appearance for your clients. The building has 3 - 12' x 9' sliding doors which gives this building many uses: luxury, auto, golf cart, motorcycle sales, and much more. There are endless options for setting this building up for your business needs. This building is literally located ON I-95.

PROPERTY HIGHLIGHTS

- One of a kind/custom built!
- Wide open floor plan; 24' at peak
- Building signage available
- 600 amp electric service
- 100% A/C; Kitchenette
- Combination of private offices and open work areas
- Four (4) grade level OH doors
- CBS construction with wood clad front

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ADDITIONAL PHOTOS



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