

# Rare Freestanding Industrial w/ Yard | For Lease

1636 NE 12th Terrace, Fort Lauderdale, FL 33305



## PROPERTY HIGHLIGHTS

- ±5,495 SF total building area
- ±½ acre secured yard / outdoor storage
- B-3 zoning permitting a wide range of uses
- ±350 SF office area
- \$18,000 per month NNN
- Immediate occupancy available
- Centrally located within Fort Lauderdale



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**Butters Realty & Management**  
1900 NW Corporate Boulevard, Suite 110W  
Boca Raton | FL. 33431 | [www.Butters.com](http://www.Butters.com)

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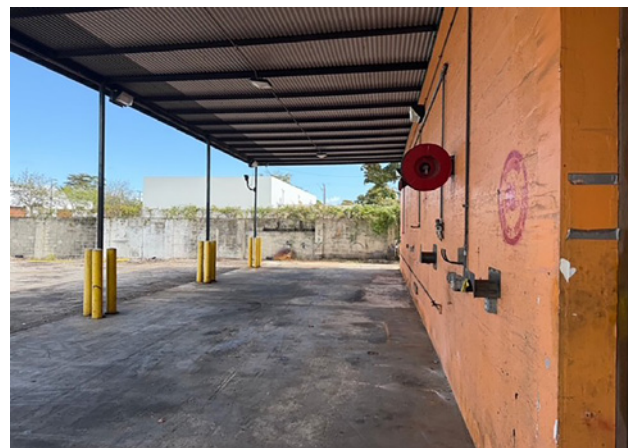
**For more information contact:**

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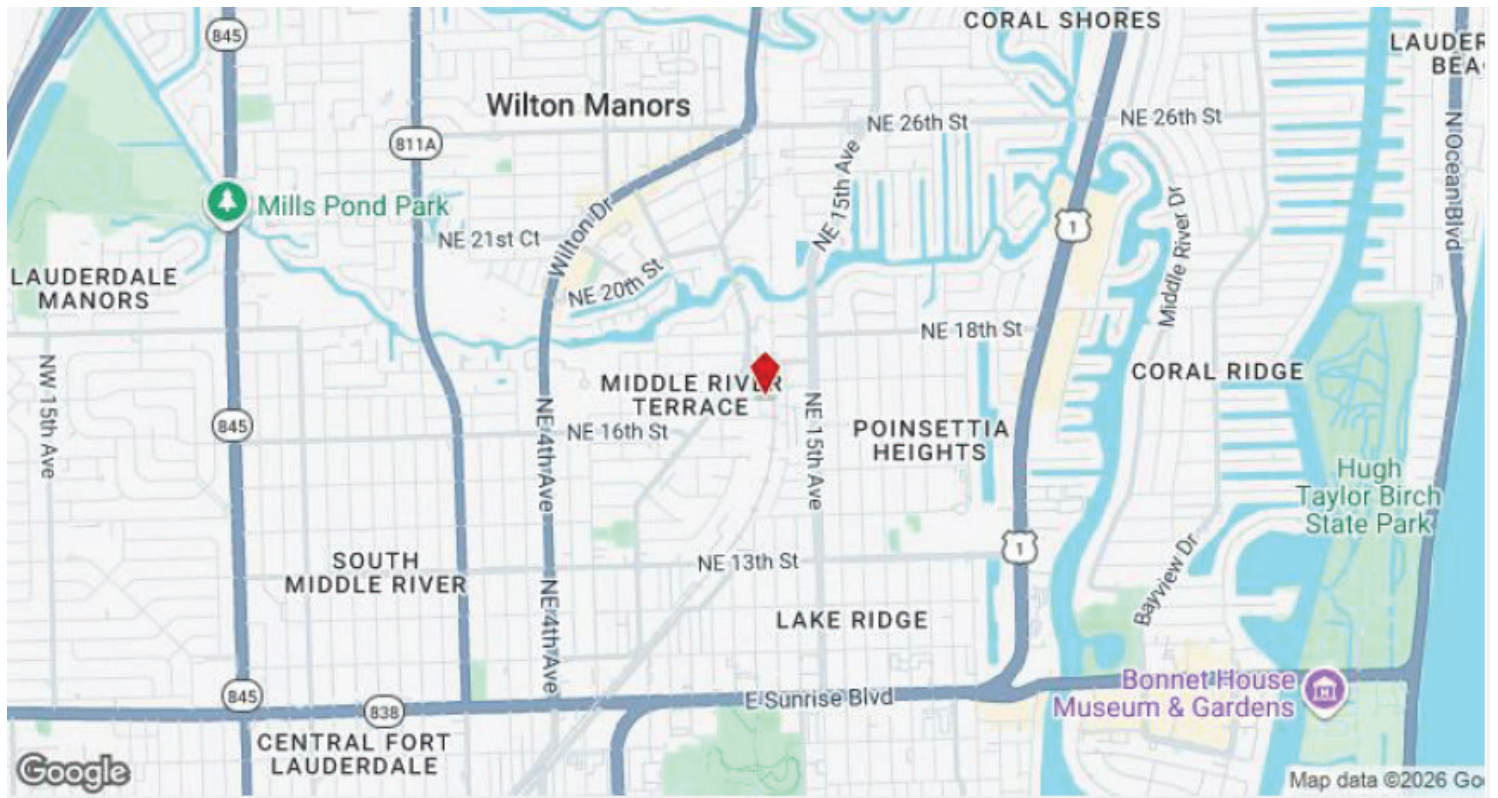
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## PRIME INFILL FORT LAUDERDALE LOCATION

Ideally situated in Fort Lauderdale's central submarket, this property provides quick access to I-95, Sunrise Boulevard, and US-1, allowing for efficient north-south and east-west connectivity. Located just minutes from Downtown Fort Lauderdale, Port Everglades, and Fort Lauderdale-Hollywood International Airport, the site is well-positioned for a variety of industrial, service, and automotive users seeking convenience and accessibility.



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