

# PRIME

SMALL BAY INDUSTRIAL



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



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

**KEITH R. GRAVES, CCIM**  
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**

## BUILDING INFORMATION

### TENANT COST

Base Rent (Triple Net)/NNN	Available upon request
Est. 2023 CAM/ OPEX	\$6.40 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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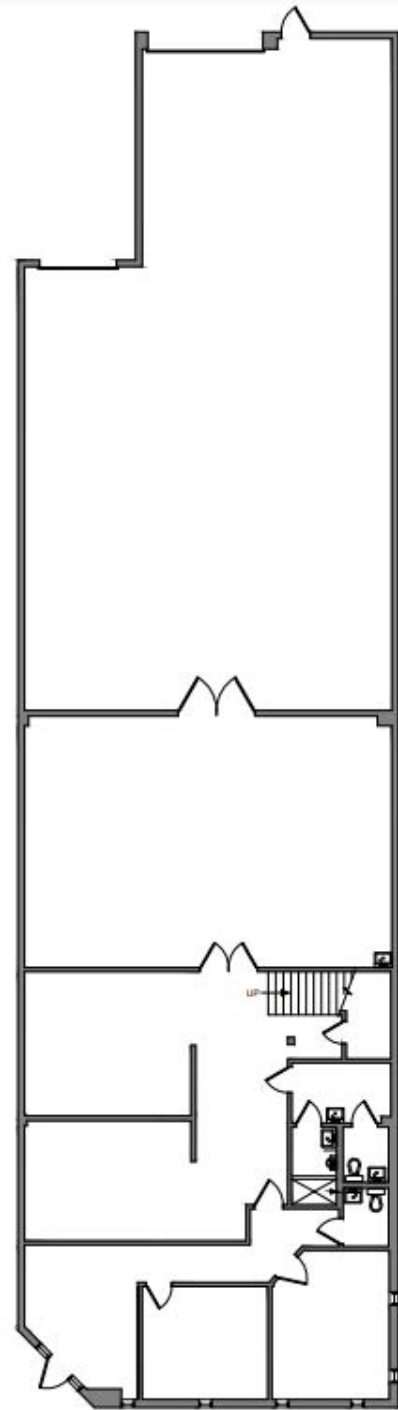
### TECHNICAL SPECIFICATION

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





BAY 695

## SPECIFICATIONS

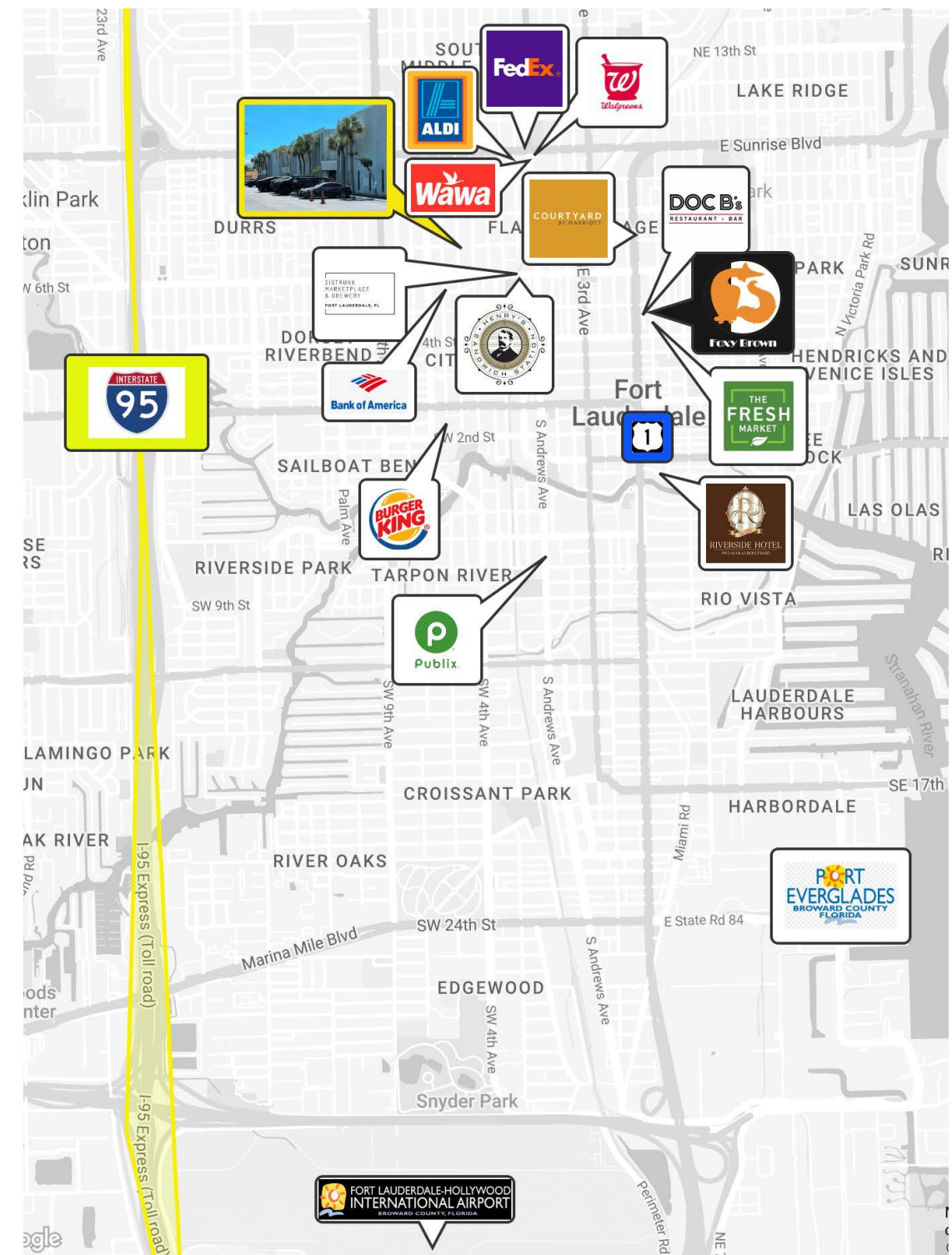
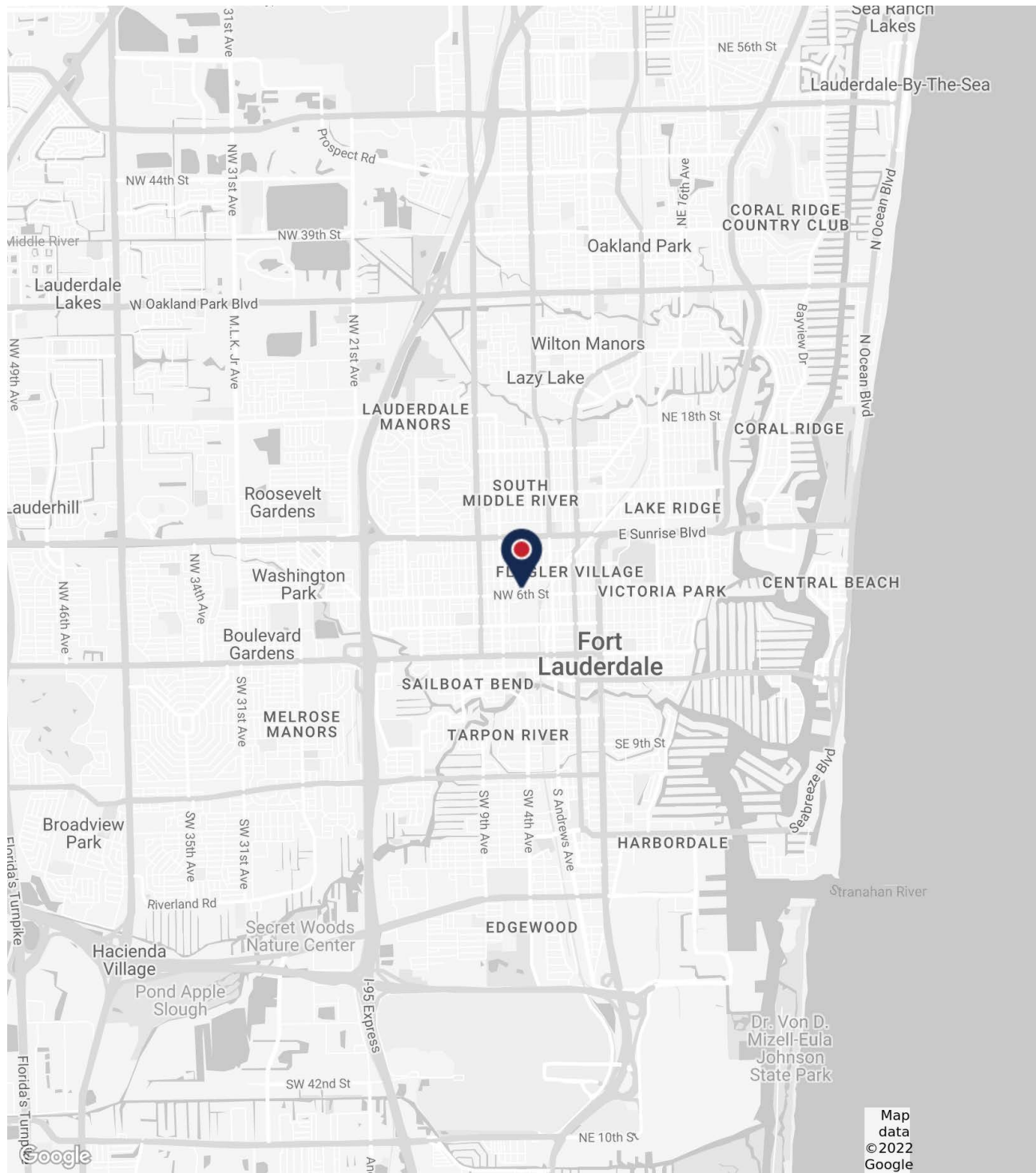
<b>BUILDING AREA:</b>	57,297 SQ. FT. +/-
<b>SITE AREA:</b>	2.86 ACRES +/-
<b>CLEAR HEIGHT:</b>	24 FEET
<b>OFFICE:</b>	VARIOUS
<b>ELECTRICAL CAPACITY:</b>	3-PHASE- 120/208 VOLTS
<b>COLUMN SPACING:</b>	55' X 35'
<b>LOADING:</b>	8 GRADE LEVEL @ 10'-12' 10" DOCK HIGH O/H DOORS
<b>ZONING</b>	B-3 CITY OF FORT LAUDERDALE
<b>BAY 695</b>	7,013 +/- RSF INCLUDING MEZZANINE
<b>SPACE FEATURES</b>	1 RAMP AND 1 COVERED DOCK

## 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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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



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