

# 21,000 SQUARE FOOT WAREHOUSE COMPLEX

IDEAL DOWNTOWN FORT LAUDERDALE LOCATION

1600 – 1620 SW 3<sup>RD</sup> AVENUE, FORT LAUDERDALE



1608 – 1620 SW 3<sup>RD</sup> AVE  
12,081 SF • 7 BAYS • FRONT & REAR OVERHEADS



CENTER OUTSIDE YARD  
35 FEET WIDE X 82 FEET DEEP



1600 – 1606 SW 3<sup>RD</sup> AVE  
8,887 SF • 5 BAYS • FRONT & REAR OVERHEADS

TWO BUILDINGS SITUATED ON 11 LOTS WITH FULL ROAD FRONTAGE ON 3 SIDES ALONG WITH REAR ALLEY ACCESS.

TOTAL OF 21,000 SQUARE FEET OF SPACE ON A TOTAL OF 31,750 SQUARE FEET OF LAND.

100% LEASED WITH LONG TERM TENANTS. A USER/OWNER COULD EXERCISE 90 DAY LEASE CANCELLATION CLAUSE UPON SALE.

PRICED AT \$235/SF



REAR ALLEY ACCESS

PRICED AT \$4,950,000



Note: All information is believed accurate however is not warranted and should be verified by all interested parties.



## PROFESSIONALS WHO PRODUCE RESULTS

**Keyes**  
THE KEYES COMPANY / REALTORS®

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**HH**  
HERMAN & HERMAN  
Professionals Who Produce Results