21,000 SQUARE FOOT WAREHOUSE COMPLEX

IDEAL DOWNTOWN FORT LAUDERDALE LOCATION





1608 - 1620 SW 3RD AVE 12.081 SF • 7 BAYS • FRONT & REAR OVERHEADS



CENTER OUTSIDE YARD 35 FEET WIDE X 82 FEET DEEP



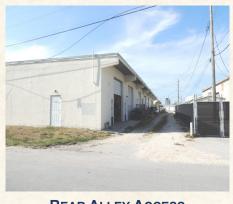
1600 - 1606 SW 3RD AVE 8.887 SF • 5 BAYS • FRONT & REAR OVERHEADS

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 **LEASE** DAY **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

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