

# FTL INT'L AIRPORT INDUSTRIAL INFILL ASSEMBLAGE

Prepared For:  
2900 & 2916 SE 6TH AVE  
FORT LAUDERDALE, FL



**LISTING  
WEBSITE**



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ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# TABLE OF CONTENTS

<b>SITE OVERVIEW</b>	<b>3</b>
Executive Summary	4
Additional Photos	5
Parcel Aerial Highlights	6
Property Details	7
<b>LOCATION INFORMATION</b>	<b>8</b>
Regional Map	9
Location & Market Context	10
Zoning Map: B-3, Fort Lauderdale	11
<b>DEMOGRAPHICS &amp; BUSINESS DATA</b>	<b>12</b>
Demographic Profile: 10, 20, 30 min radius	13
<b>CONTACT US</b>	<b>16</b>
Contact Details	17
Confidentiality & Disclaimer	18

## MARKET ADVISORS

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# SITE OVERVIEW

# EXECUTIVE SUMMARY

## Practical infill industrial with rent marking and land value upside in a supply constrained Fort Lauderdale pocket.

Lee & Associates presents a rare opportunity to acquire two contiguous industrial assets totaling approximately 12,613 SF across 0.81 acres in a core Fort Lauderdale infill location. Positioned in a mature and supply-constrained trade area, the property represents functional industrial buildings with automotive infrastructure and flexible B-3 zoning, supporting a variety of light industrial and commercial uses. Existing leases are below market, offering investors a clear path to value creation through rollover and strategic renewals. The offering includes a  $\pm 1,201$  SF former rental facility ideal for office or dispatch, and a  $\pm 11,412$  SF auto service building with multiple bay doors, fenced yard, and efficient circulation. Together, the assemblage offers a plug-and-play operational layout or repositioning potential in one of Broward County's highest-demand corridors.



For more information, please contact one of the following individuals:

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## ASKING: \$7,000,000



**2900 & 2916 SE 6th Ave**  
**Fort Lauderdale, FL**



#### Asset Type:

- ◆ Automotive Garage & IOS (*Industrial Outdoor Storage*)
- ◆ Two Separate Buildings on adjacent/nearby parcels

#### Improvements:

- ◆ Functional Warehouse space
- ◆ 5 Grade-Level Doors
- ◆ Basic Office Build-Outs



#### Site:

- ◆  $\pm 35,491$  SF Combined Site Area
- ◆ 12,613 SF Building Area (BA)
- ◆ 0.81 AC

#### Utilities:

Standard Utilities

#### Zoning:

B-3 - Heavy Commercial / Light Industrial Business / Service Uses



#### Location:

Fort Lauderdale, FL - infill industrial corridor with strong user demand

# ADDITIONAL PHOTOS



# PARCEL AERIAL HIGHLIGHTS



# PROPERTY DETAILS

## LOCATION INFORMATION

BUILDING NAME	FTL Infill Industrial Assemblage
STREET ADDRESS	2900-2916 SE 6th Ave
CITY, STATE, ZIP	Fort Lauderdale, FL 33316
COUNTY	Broward
MARKET	South Florida
SUB-MARKET	Fort Lauderdale

## PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
ZONING	B-3 Heavy Commercial
LOT SIZE	0.81 Acres
APN #	504222000060 & 504222070840

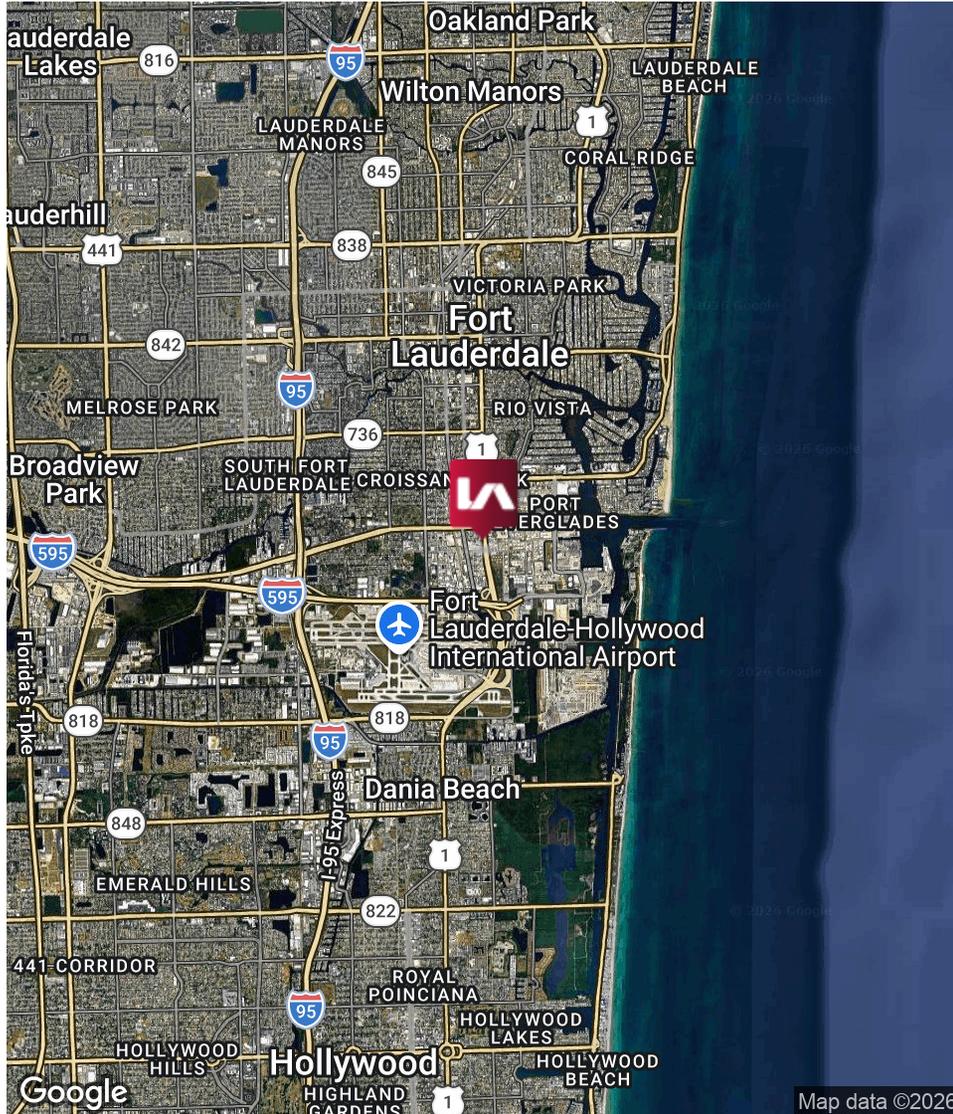
## BUILDING INFORMATION

BUILDING SIZE	12,613 SF
BUILDING CLASS	C
NUMBER OF FLOORS	1



# LOCATION INFORMATION

# REGIONAL MAP



## LOCATION OVERVIEW

These assets are situated in a mature Fort Lauderdale industrial corridor near South Federal Highway, just minutes from Port Everglades and Fort Lauderdale-Hollywood International Airport. The surrounding area features limited competing supply and stable tenant demand, making this a strategic location for auto, service, or last-mile operators looking for long-term positioning in a tightly held submarket.

## CITY INFORMATION

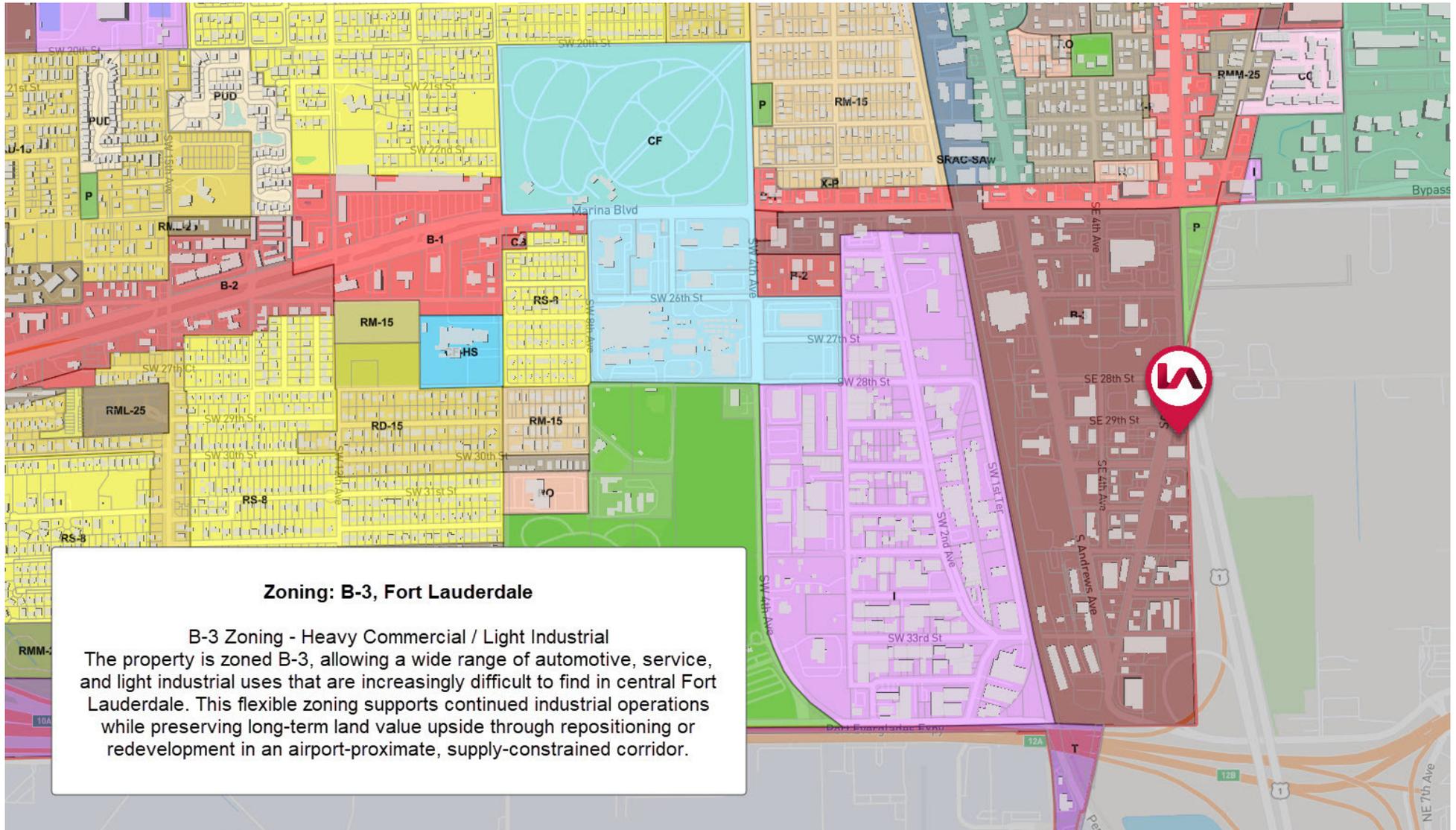
**CITY:** Fort Lauderdale  
**MARKET:** South Florida  
**SUBMARKET:** Fort Lauderdale

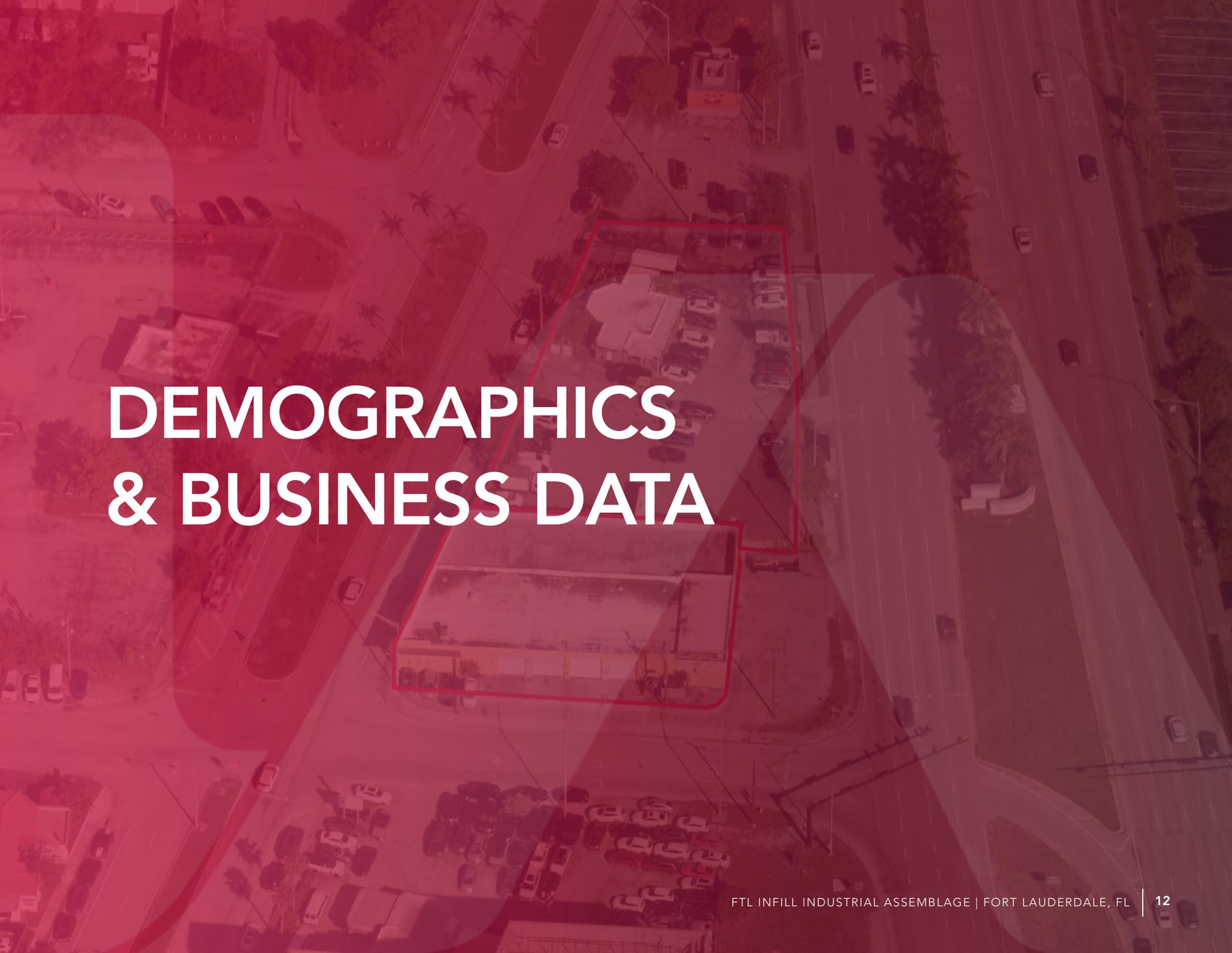
# LOCATION & MARKET CONTEXT

The properties are located in an established industrial pocket of Fort Lauderdale with immediate access to major east west and north south routes. Users in this area value proximity to population centers, ports/airports, and contractors' customer bases more than Class A building specs. New supply in comparable locations is limited by land costs and zoning, which supports rent resilience and makes functional second generation product like this highly competitive. Tenants here prioritize access, parking, and straightforward warehouse functionality over image driven features, which aligns with how these assets should be positioned.



# ZONING MAP: B-3, FORT LAUDERDALE

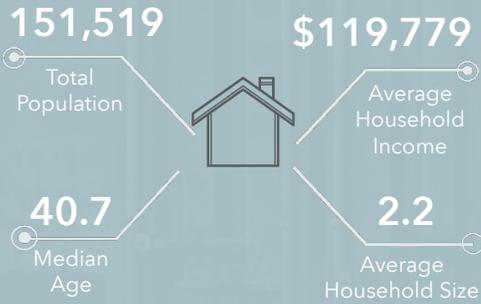


An aerial photograph of an industrial area in Fort Lauderdale, Florida, overlaid with a semi-transparent red filter. A red outline highlights a specific industrial site in the center of the image. The site contains several large, rectangular industrial buildings and a parking lot filled with cars. Surrounding the site are other industrial buildings, parking lots, and roads with traffic. The overall scene is a typical industrial park setting.

# DEMOGRAPHICS & BUSINESS DATA

# DEMOGRAPHIC PROFILE: 10, 20, 30 MIN RADIUS

## KEY FACTS



## DAYTIME POPULATION

Total Daytime Population  
**221,594**

Residents: 69,523  
Workers: 152,071

## EMPLOYMENT



## BUSINESS & INDUSTRY



### Transportation/Warehouse

541 Businesses | \$1,108,817,995 Sales

6,378 Employees

### Manufacturing

477 Businesses | \$1,360,806,984 Sales

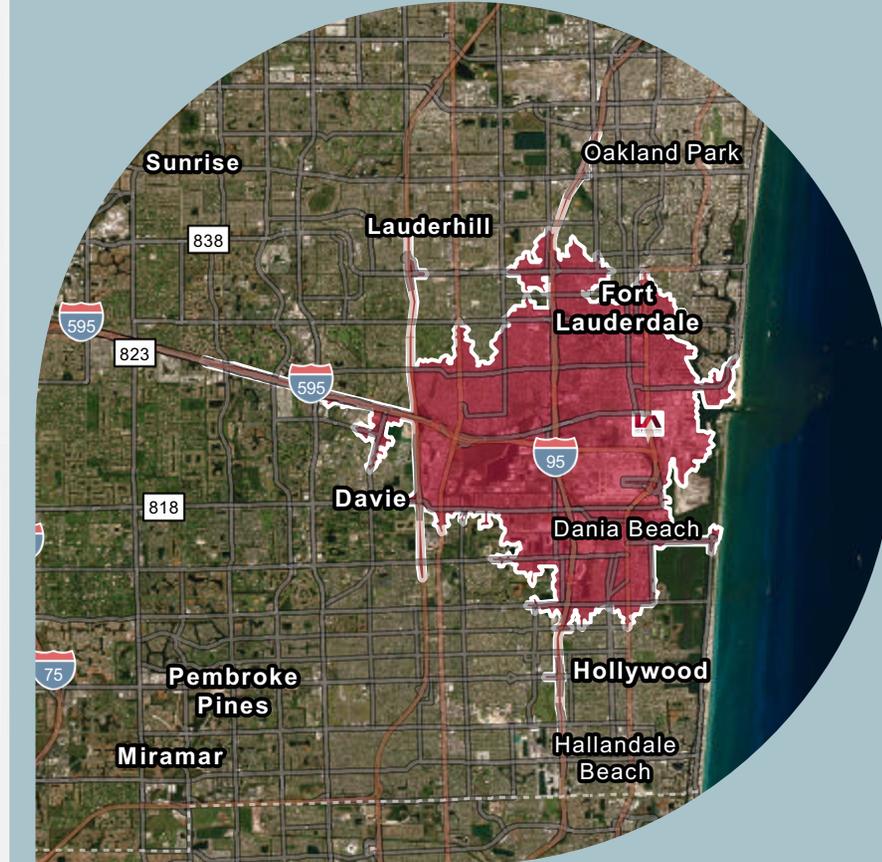
6,442 Employees

### Wholesale Trade

585 Businesses | \$22,422,496,793 Sales

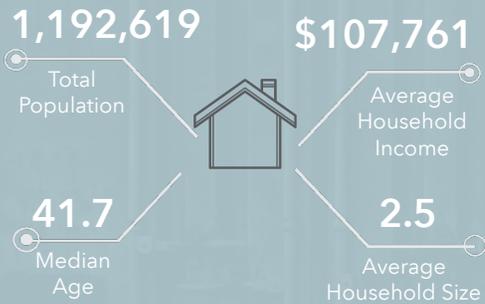
13,837 Employees

Drive time of 10 minutes



# DEMOGRAPHIC PROFILE: 10, 20, 30 MIN RADIUS

## KEY FACTS



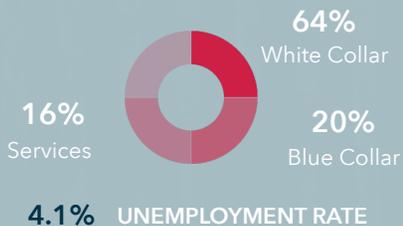
## DAYTIME POPULATION

Total Daytime Population  
1,233,691

Residents 563,128

Workers 670,563

## EMPLOYMENT



## BUSINESS & INDUSTRY



### Transportation/Warehouse

2,390 Businesses

\$5,154,910,838 Sales

29,726 Employees

### Manufacturing

1,967 Businesses

\$2,831,940,165 Sales

19,991 Employees

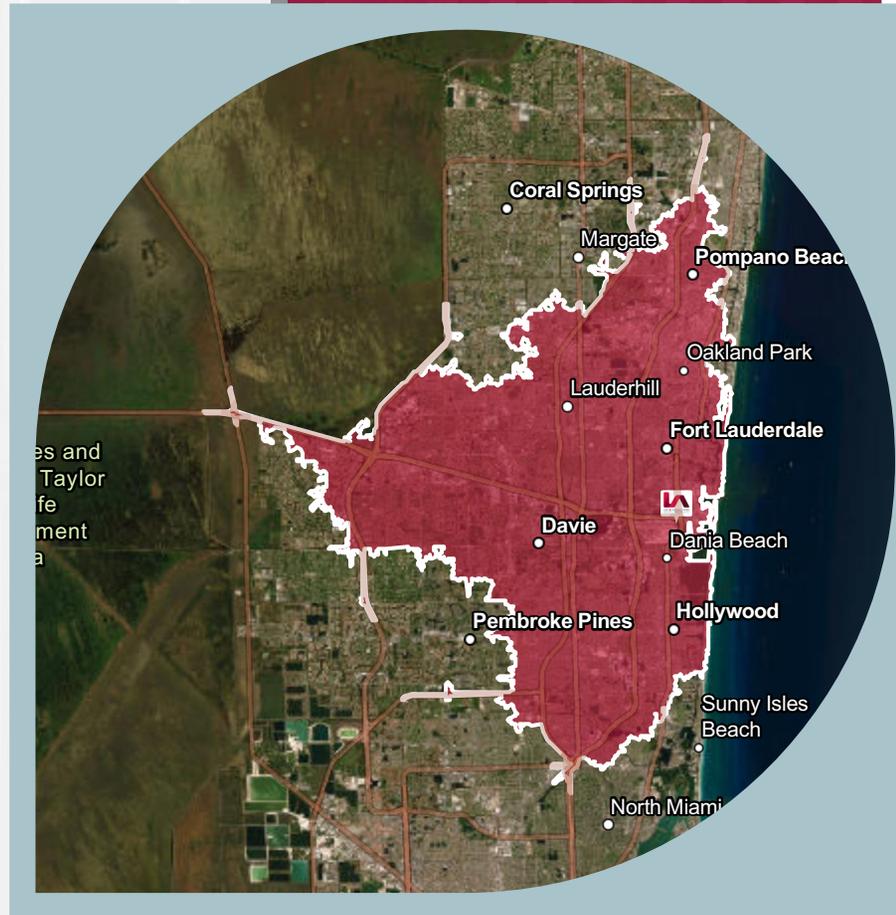
### Wholesale Trade

2,535 Businesses

\$46,324,176,296 Sales

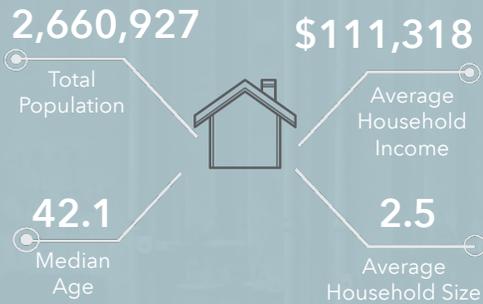
31,788 Employees

Drive time of 20 minutes

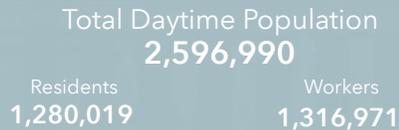


# DEMOGRAPHIC PROFILE: 10, 20, 30 MIN RADIUS

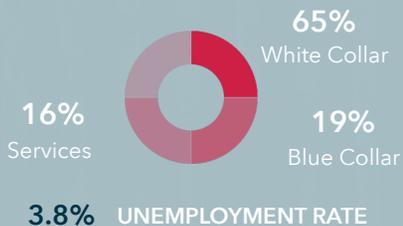
## KEY FACTS



## DAYTIME POPULATION



## EMPLOYMENT



## BUSINESS & INDUSTRY



## Transportation/Warehouse



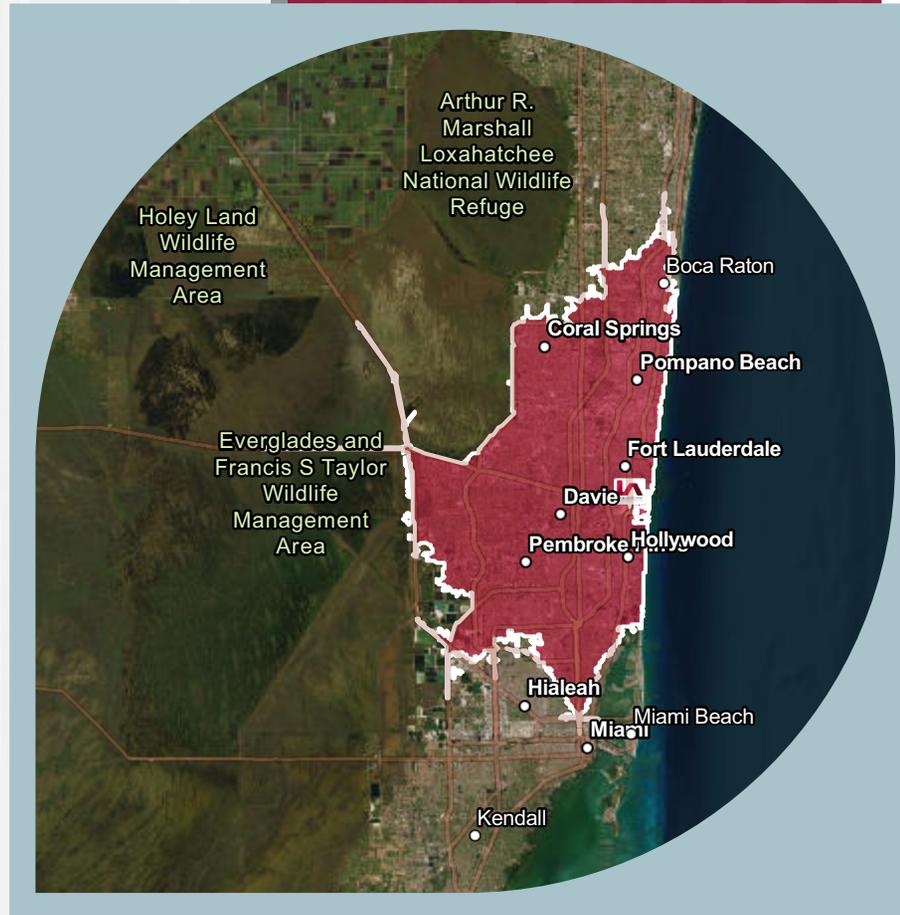
## Manufacturing



## Wholesale Trade



Drive time of 30 minutes



# CONTACT US

The background image shows an industrial facility with a yellow building. Signs on the building include "WALE'S GARAGE" and "LANDSHARK". A "Firestone" sign is visible in the foreground. Several cars are parked in a lot. The image is overlaid with a semi-transparent red filter and large, light-colored geometric shapes (a circle and a triangle).

# CONTACT DETAILS



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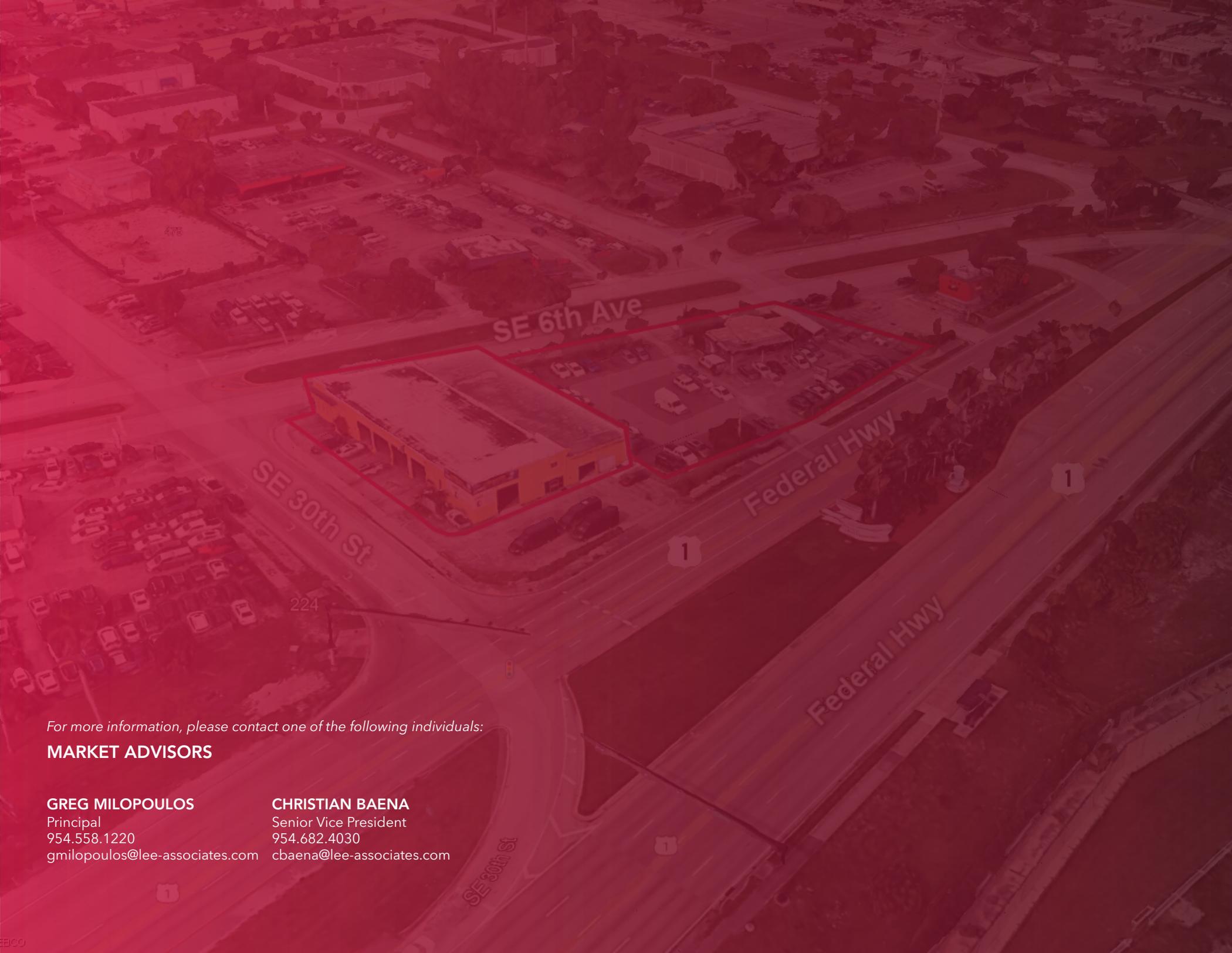
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