

Fort Lauderdale Manufacturing Facility

700 NW 57th Ct.
Fort Lauderdale, FL 33309

PRICE REDUCTION! ±60,000 SF Warehouse/Manufacturing Facility Available for Sale



Property Description

700 Northwest 57th Court is an excellent manufacturing facility offered for sale and located just west of Interstate 95 and south of Cypress Creek Road in Fort Lauderdale. The property features a total of five dock-high doors, and it can be demised with suite configurations ranging from 10,000 square feet up to 60,000 square feet. 700 Northwest 57th Court also contains two separately built-out office spaces totaling 1,200 square feet and 2,500 square feet.

All suites feature a 14-foot clear ceiling height in the warehouse and 400 amps, 3-phase electricity. There is also a fully air-conditioned, 5,000-square-foot showroom space.

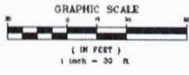
Property Highlights

- 14' ceiling height
- 5 Dock doors total
- 3 phase - heavy power
- Prime location in the heart of Ft. Lauderdale
- Sale Price: **\$11,100,000**

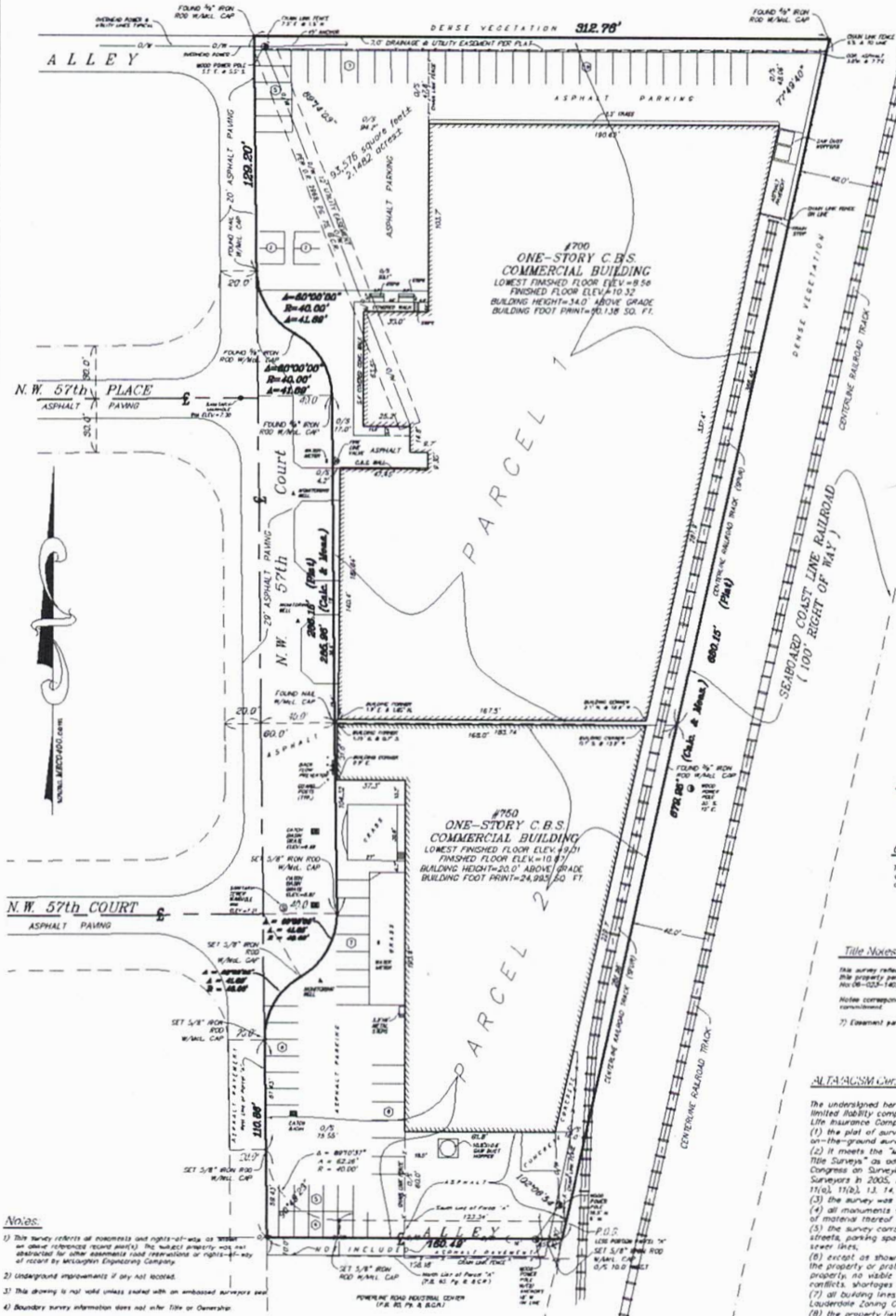
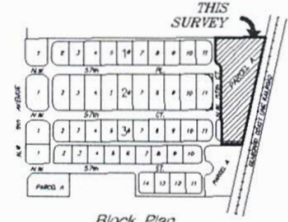
Survey



prepared by
McLAURIN ENGINEERING COMPANY (L.B.#285)
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
PHONE: (954) 783-7811
FAX: (954) 763-7615



**ALTA/ACSM RECORD
LAND SURVEY**
POWERLINE INDUSTRIAL MALL
P.B. 58, Pg. 27, B.C.R.
Broward County, Florida



Legal Description

PARCEL 1
All of Parcel A, LESS the South 275 feet, POWERLINE INDUSTRIAL MALL, according to the Plat thereof, as recorded in Plat Book 58, of Page 27, of the Public Records of Broward County, Florida.

PARCEL 2
The South 275 feet of Parcel A, POWERLINE INDUSTRIAL MALL, according to the Plat thereof, as recorded in Plat Book 58, of Page 27, of the Public Records of Broward County, Florida, TOGETHER WITH the following described portion adjacent alley right of way.

BEGINNING of the Southeast corner of Parcel A of said Plat; thence Southerly along the Southerly projection of the East line of said Parcel A, a distance of 20.50 feet to the North line of Parcel A of the Plat of POWERLINE ROAD INDUSTRIAL CENTER, according to the Plat Book 65, of Page 8, of the Public Records of Broward County, Florida; thence Westerly along said North line, a distance of 158.18 feet to a point on the most Westerly line of the Southerly projection of said Parcel A of the Plat of POWERLINE INDUSTRIAL MALL; thence Southerly along said Westerly line, a distance of 59.43 feet to a point of curve of a curve concave to the Northwest, having a radius of 48.00 feet and a central angle of 89°10'31"; as shown on said Plat of POWERLINE INDUSTRIAL MALL; thence Southerly and Easterly along the arc of said curve, a distance of 62.26 feet to point of tangency being on the Southerly line of said Parcel A of said Plat of POWERLINE INDUSTRIAL MALL; thence Easterly along said South line, a distance of 123.34 feet to the point of beginning, LESS the South 10.00 feet thereof.

Said land situate lying and being in the City of Fort Lauderdale, Broward County, Florida.

Note
There are 55 Slanted Parking Spaces.

Continuity Note
The South Line of Parcel 1 is contiguous with the North Line of Parcel 2, with no street, gaps, pores, overlaps or features contained thereon.

Title Notes
This survey reflects any easements, road reservations or rights of way of record affecting the property fully disclosed to the insurance company concerned.
No 06-023-1402315 dated November 27th, 2005 at 8:00 AM.
Notes corresponding to Schedule "B", Section 4, acceptance of the above referenced title returned.
7) Easement per Plat Book 58, Page 27, B.C.R. affect this property as shown.

- Notes**
- This survey reflects all easements and rights-of-way as shown on other referenced record sheets. The subject property was not subdivided for other easements, road reservations or rights-of-way as noted by McLaurin Engineering Company.
 - Underground improvements if any not located.
 - This drawing is not valid unless sealed with an embossed surveyor seal.
 - Boundary survey information does not infer title or Ownership.
 - All lot rule 3/8' unless otherwise noted.
 - Reference Bench Mark: P.B. #1 of S.W. corner YEPRESS CREEK OFFICE of INDUSTRIAL PARK, P.B. #11, PG. 3, B.C.R. (ELEV. = 8.00').
 - Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus Elev.=10.32.

ALTA/ACSM Certification:

The undersigned hereby certifies to Mc Ventures M New River, L.L.C., a Delaware limited liability company, Fidelity National Title Insurance Company, and National Life Insurance Company that:

- the plat of survey is true and correct and was prepared from an actual on-the-ground survey of the real property shown thereon;
- it meets the minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by the American Land Title Association, the American Congress on Surveying and Mapping, and the National Society of Professional Surveyors in 2005, including items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 15, 16, and 17 of Table A thereof;
- the survey was conducted by the Surveyor or under his supervision;
- all monuments shown thereon actually exist, and the location, size and type of material thereof are correctly shown;
- the survey correctly shows the location of all buildings, visible structures, streets, parking spaces, easements, rights-of-way, storm drainage and sanitary sewer lines;
- except as shown on the survey, there are no visible encroachments onto the property or protrusions therefrom, no other visible improvements on the property, no visible easements or rights-of-way and no visible discrepancies, conflicts, shortages or areas of boundary line conflicts;
- all building lines and setbacks are shown on the survey, per City of Fort Lauderdale Zoning Code;
- the property lies in Flood Zone "AH", Base Elevation 8', per Flood Insurance Rate Map No. 2011C0205R, dated 10/2/93, in Community Panel No. 125105;
- there are no visible violations affecting the property;
- the property is connected to public sewer, public water and public utility lines, which now serve the same;
- the address of the property is 700 N.W. 57th Court;
- the property abuts onto and has access to, ingress and egress to, and from

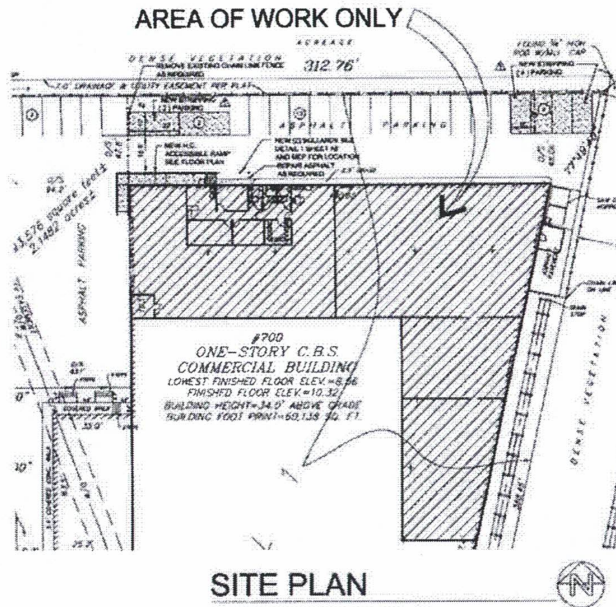
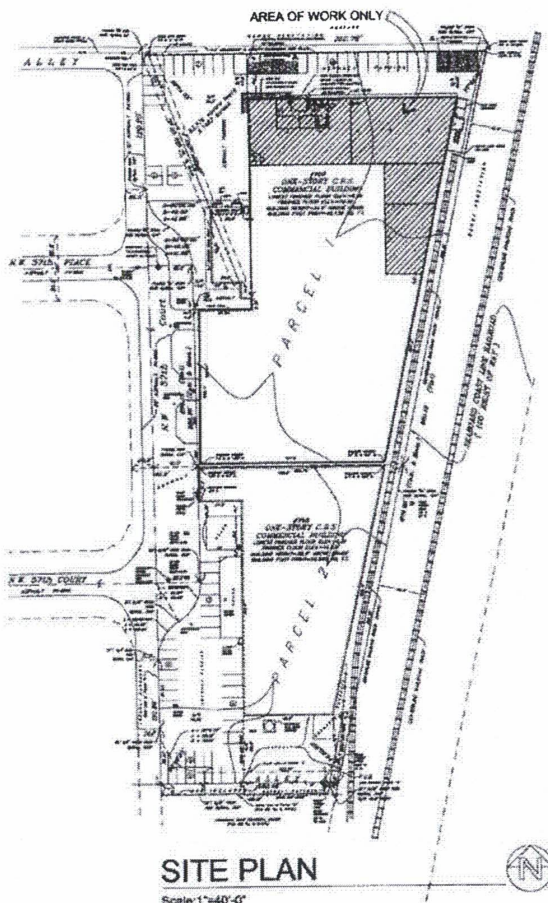
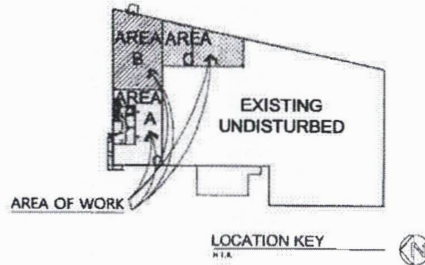
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Survey (Cont.)

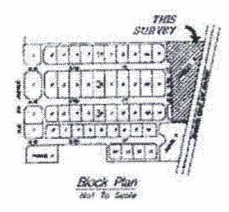
Exhibit B

PREMIUM BOTTLING TENANT IMPROVEMENTS

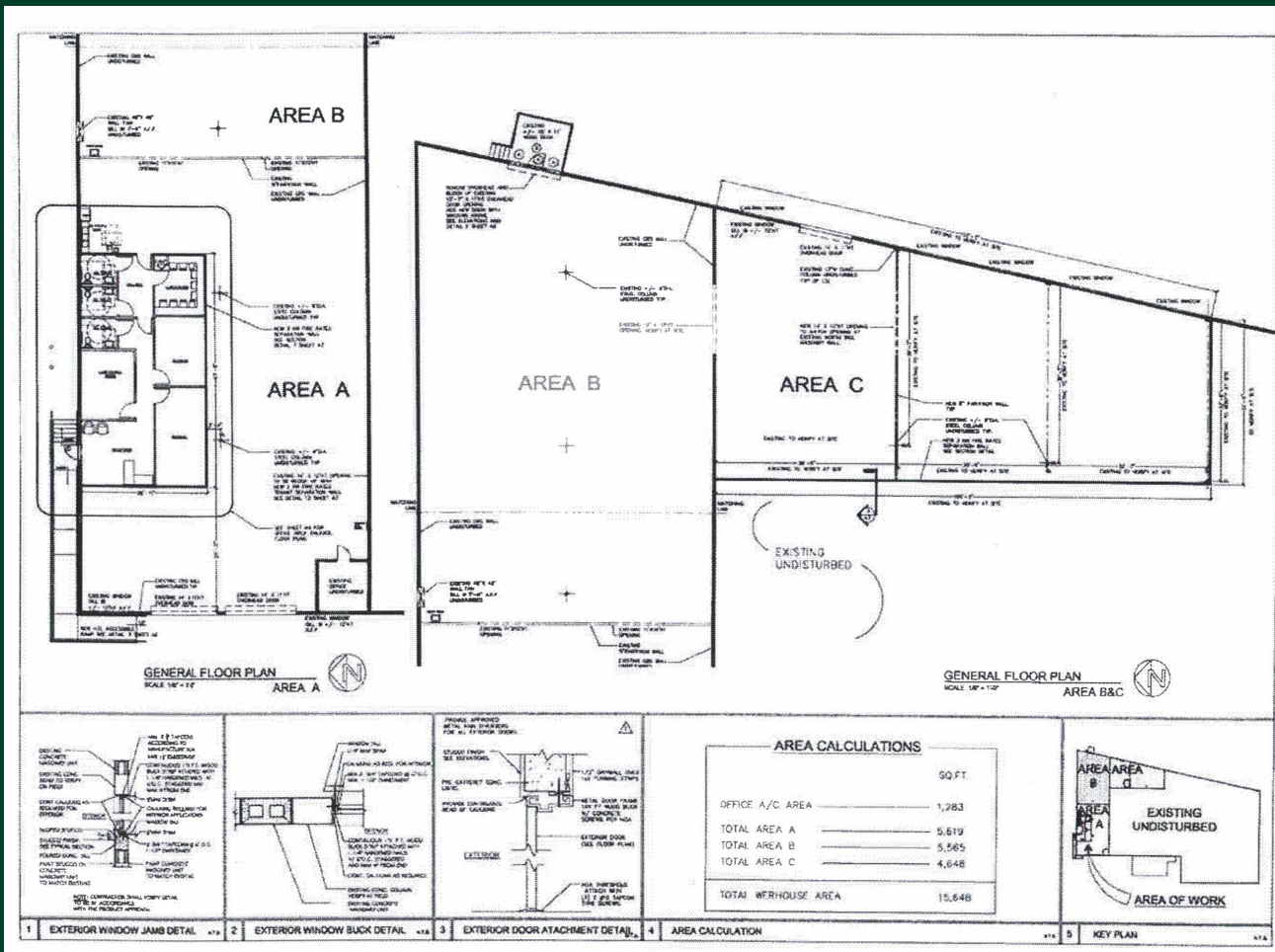
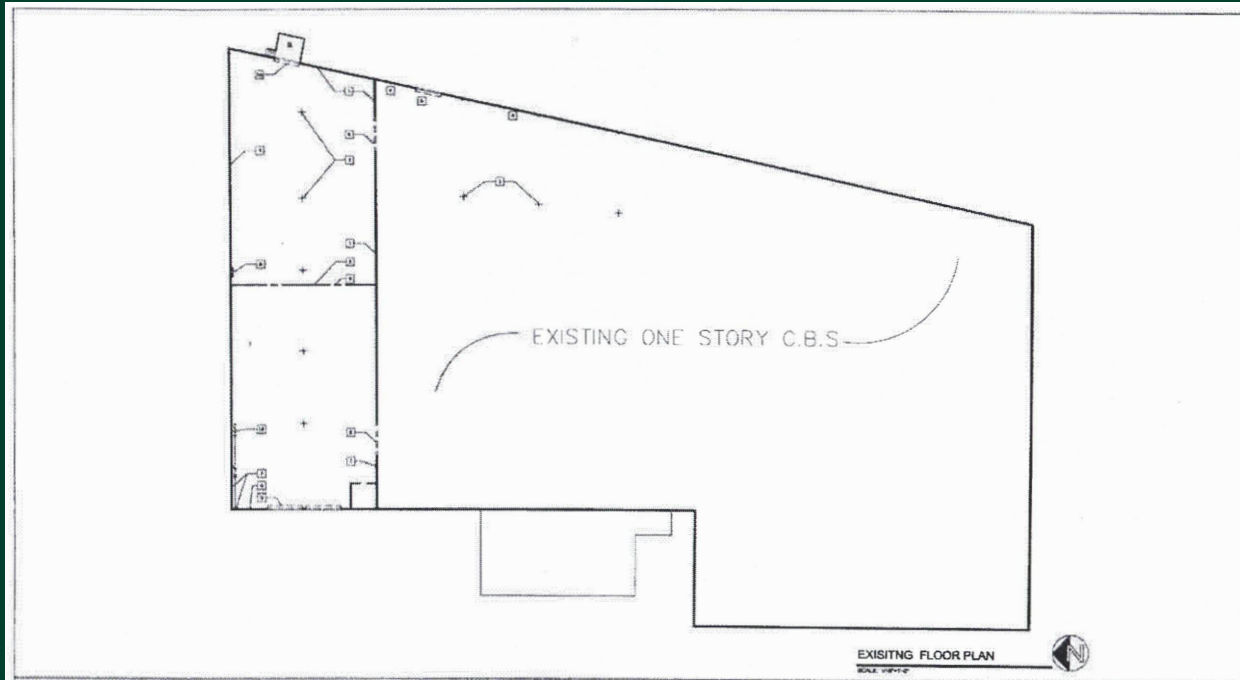
700 N.W. 57 court
FORT LAUDERDALE, FLORIDA 33309



Legal Description:
PARCEL 1
 All of Parcel A, LOTS the South 270 Feet, POWERLINE INDUSTRIAL MALL, according to the Plat thereof, as returned in Plat Book 526 of Page 27, of the Public Records of Broward County, Florida.
PARCEL 2
 The South 270 Feet of Parcel A, POWERLINE INDUSTRIAL MALL, according to the Plat thereof, as recorded in Plat Book 526 of Page 25 of the Public Records of Broward County, Florida.
 BEGINNING at the Southeast corner of Parcel A of said Plat; thence Southerly along the Southern boundary of the East end of said Parcel 1, a distance of 25.00 feet to the North line of Parcel A of the Plat of POWERLINE INDUSTRIAL MALL; thence Southerly along said North line, a distance of 130.10 feet to a point on the West Boundary line of the Southerly extension of said Parcel A of the Plat of POWERLINE INDUSTRIAL MALL; thence Southerly along said West Boundary line, a distance of 52.25 feet to a point on the West Boundary line of Parcel 2, according to the Plat of POWERLINE INDUSTRIAL MALL; thence Southerly along said West Boundary line, a distance of 52.25 feet to the point of beginning being on the Southerly line of said Parcel A of the Plat of POWERLINE INDUSTRIAL MALL; thence Southerly along said North line, a distance of 132.24 feet to the point of beginning, 1710' the South 162.00 feet thereof.



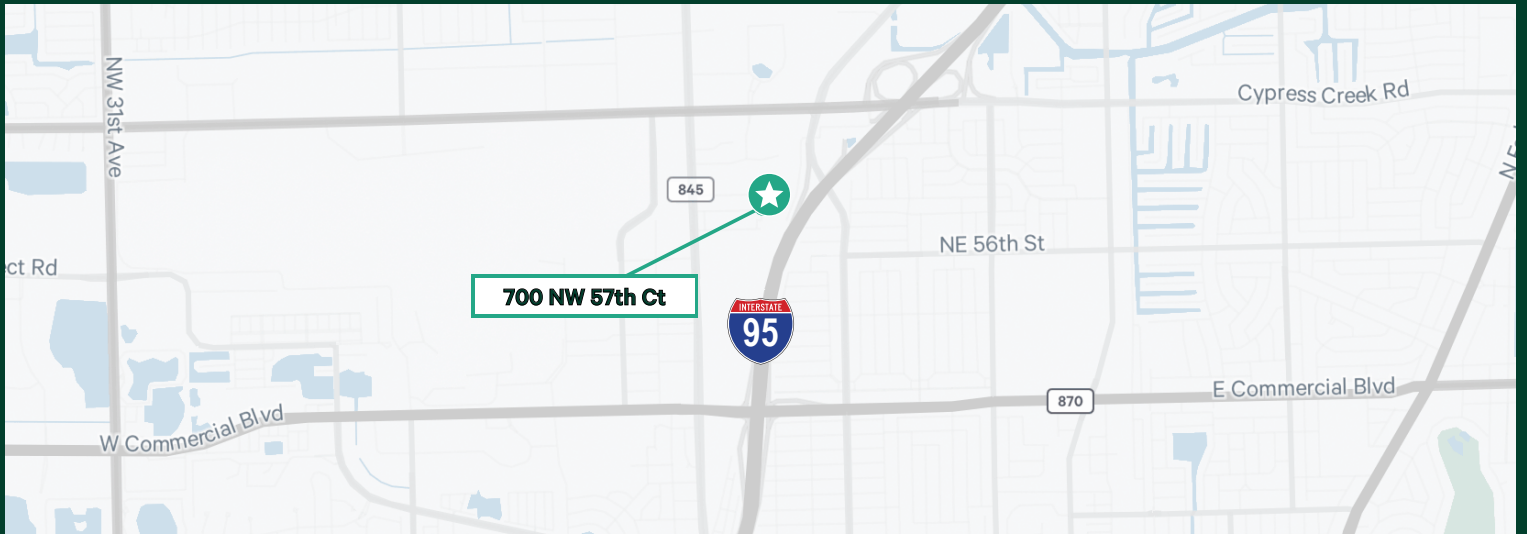
Survey (Cont.)



Additional Photos



Location



Contact Me

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