

# RARE EXTERIOR BACK YARD SPACE

INDUSTRIAL FOR LEASE

709

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## 709 NW 8TH AVE

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*Fort Lauderdale, FL 33311*

*For Lease By*

**NATIVE**  
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PROPERTY DESCRIPTION

Position your business just outside Downtown Fort Lauderdale in a versatile 5,000 SF warehouse space with industrial zoning—ideal for industrial uses. The property features two bay doors for smooth loading, 3-phase power for heavy equipment, 400 AMPS, and efficient office build-out for admin and management. Hard-to-find combination of DT-adjacent location and true industrial functionality. 11.5 ft ceilings

PROPERTY HIGHLIGHTS

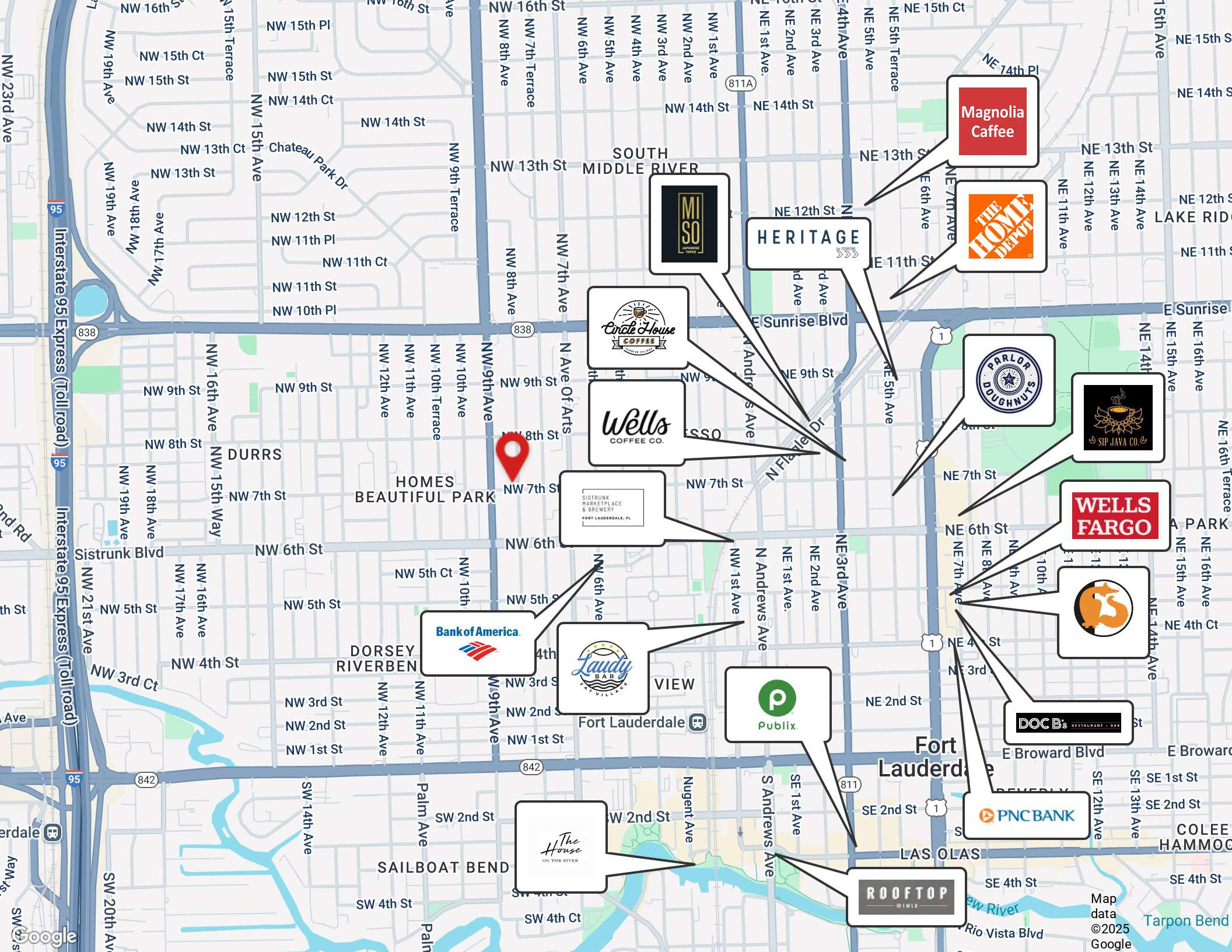
- 5,000 SF warehouse with versatile industrial zoning
- Rare exterior yard space for storage or additional use
- Two bay doors for easy loading and unloading
- 3-phase power with 400 AMPS, ideal for heavy equipment
- 11.5 ft clear ceiling height
- Built-out office space for administrative and management needs
- Prime location just outside Downtown Fort Lauderdale
- Hard-to-find combination of central location and true industrial functionality

OFFERING SUMMARY

Base Rent:	\$23.00 SF/yr (MG)
Available SF:	5,000 SF
Lot Size:	8,531 SF
Building Size:	5,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	76,884	150,108	243,932
Total Population	172,638	357,647	583,735
Average HH Income	\$101,137	\$93,246	\$92,575







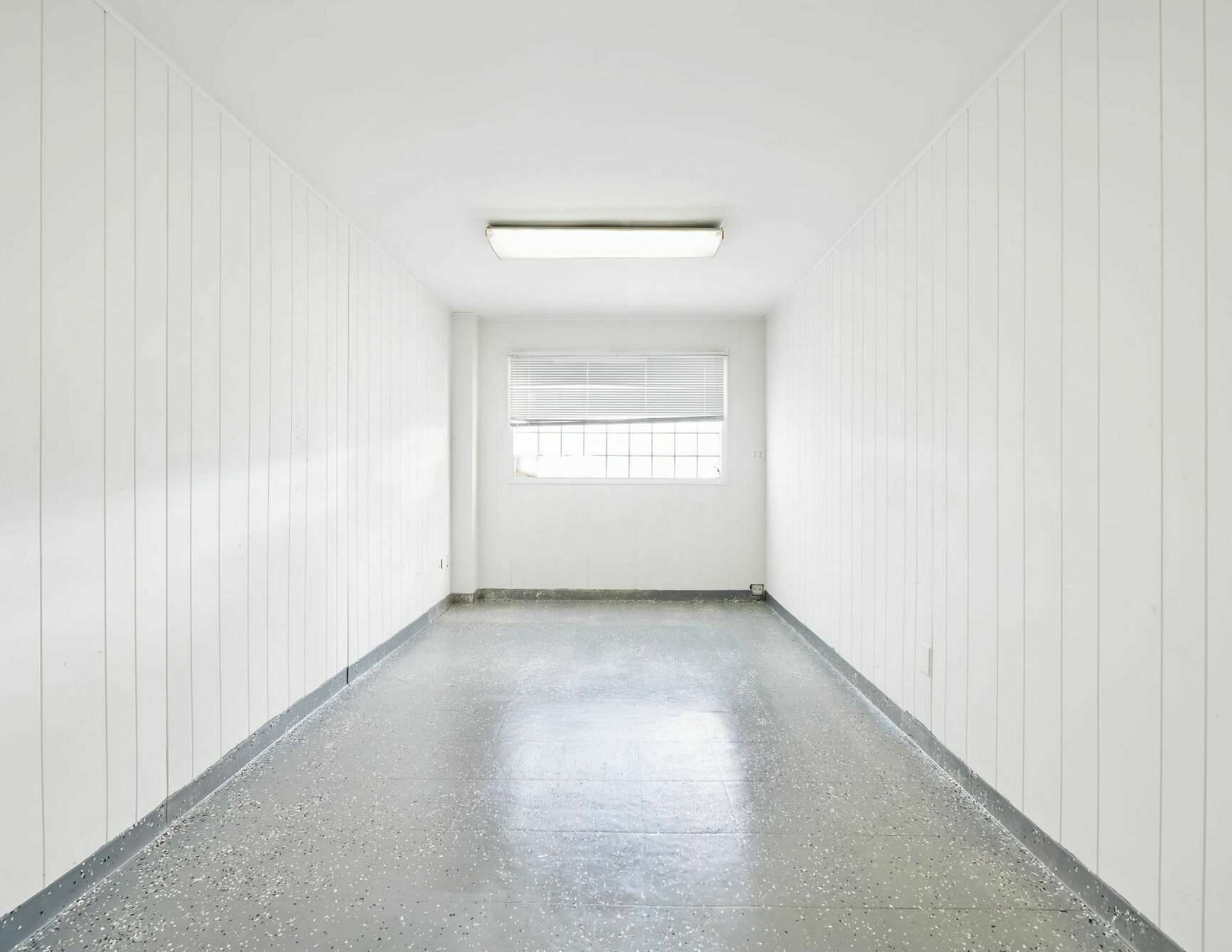


















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