



FOR SALE

900 NW 10TH TERRACE
FORT LAUDERDALE, FL 33311

SMALL BAY INDUSTRIAL/ OWNER USER

STL
COMMERCIAL

OVERVIEW

STL Advisors has been retained to arrange the sale of a Small Bay Industrial property located in the Sistrunk District of Fort Lauderdale, FL. The subject property is a 4,796 SF small bay industrial warehouse. This property offers short term leases, making it ideal for an owner user.

Located off Sunrise Blvd outside of Downtown Fort Lauderdale. Conveniently situated in the Sistrunk District, the property offers tenants ease of access to I-95, Downtown Fort Lauderdale, and FLL Airport. It is centrally located, exactly 25 minutes from Miami and West Palm Beach.

Furthermore, the surrounding area was recently rezoned to the Regional Activity Center. Which has created a flurry of new developments in the immediate area. Within a 2 mile radius of the subject property, there are 22 projects in various stages of the development process. Including 1,300 apartment units, 100 hotel keys, and 200,000 SF of retail / commercial space. Not including the 16 projects that have been completed within the trailing 24 months.

SITE SUMMARY

PURCHASE PRICE: \$1,350,000

BUILDING SF: 4,796 SF

LAND SF: 10,125 SF

PRICE / SF BUILDING: \$281.48

INVESTMENT TYPE: Industrial – Owner User, Small Bay

ZONING: B-3

HIGHLIGHTS

- SHORT TERM LEASES
- IDEAL FOR OWNER USER
- CENTRAL DOWNTOWN FORT LAUDERDALE LOCATION



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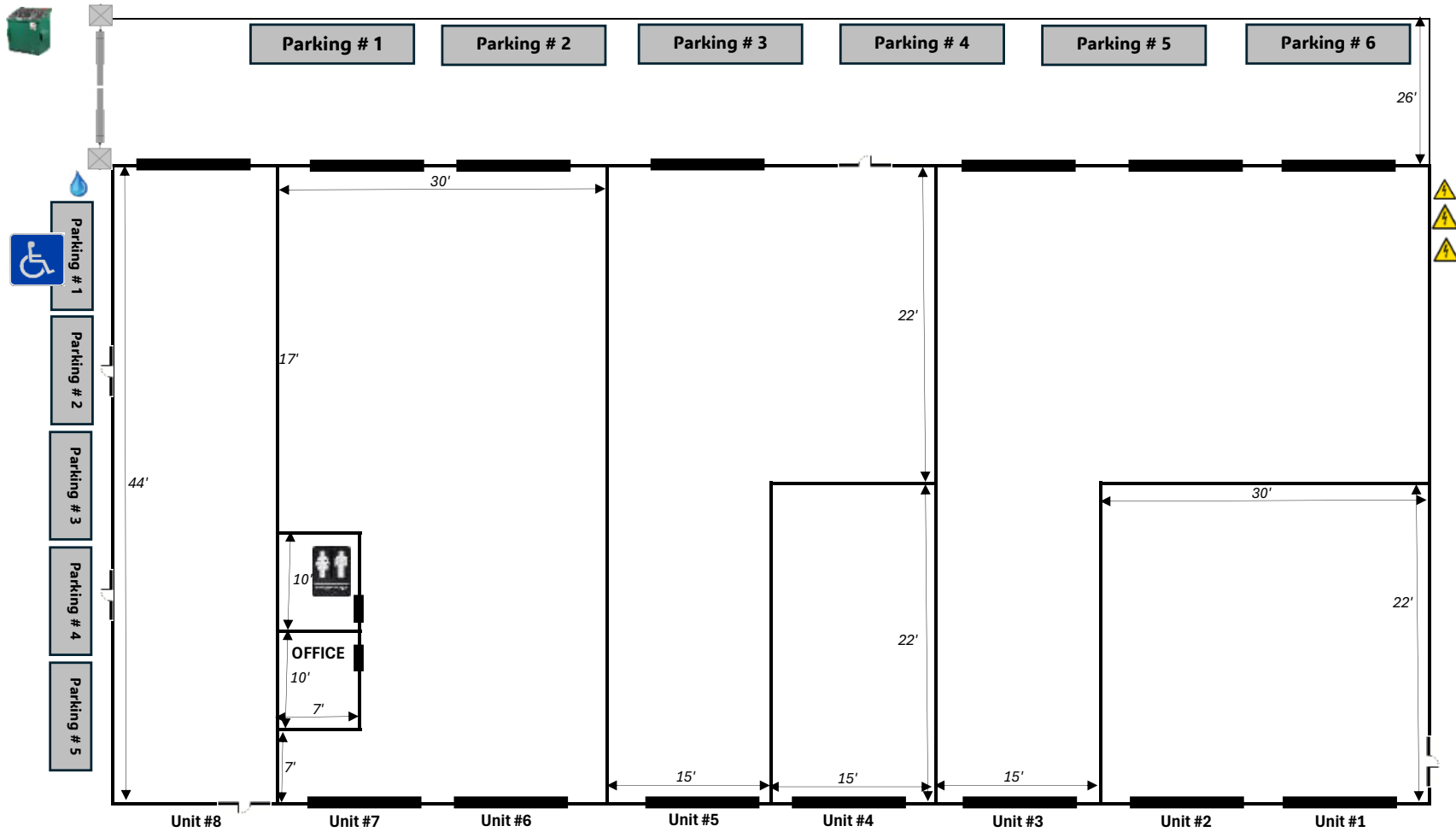
MAX LORIA | MANAGING BROKER | 561.901.1402

DAVID RICHMAN | VP INVESTMENT SALES | 847.772.7159

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

FLOOR PLAN

900 NW 10 TH Terrace Fort Lauderdale FL 33311



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PROPERTY PHOTOS



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LOCATION MAP



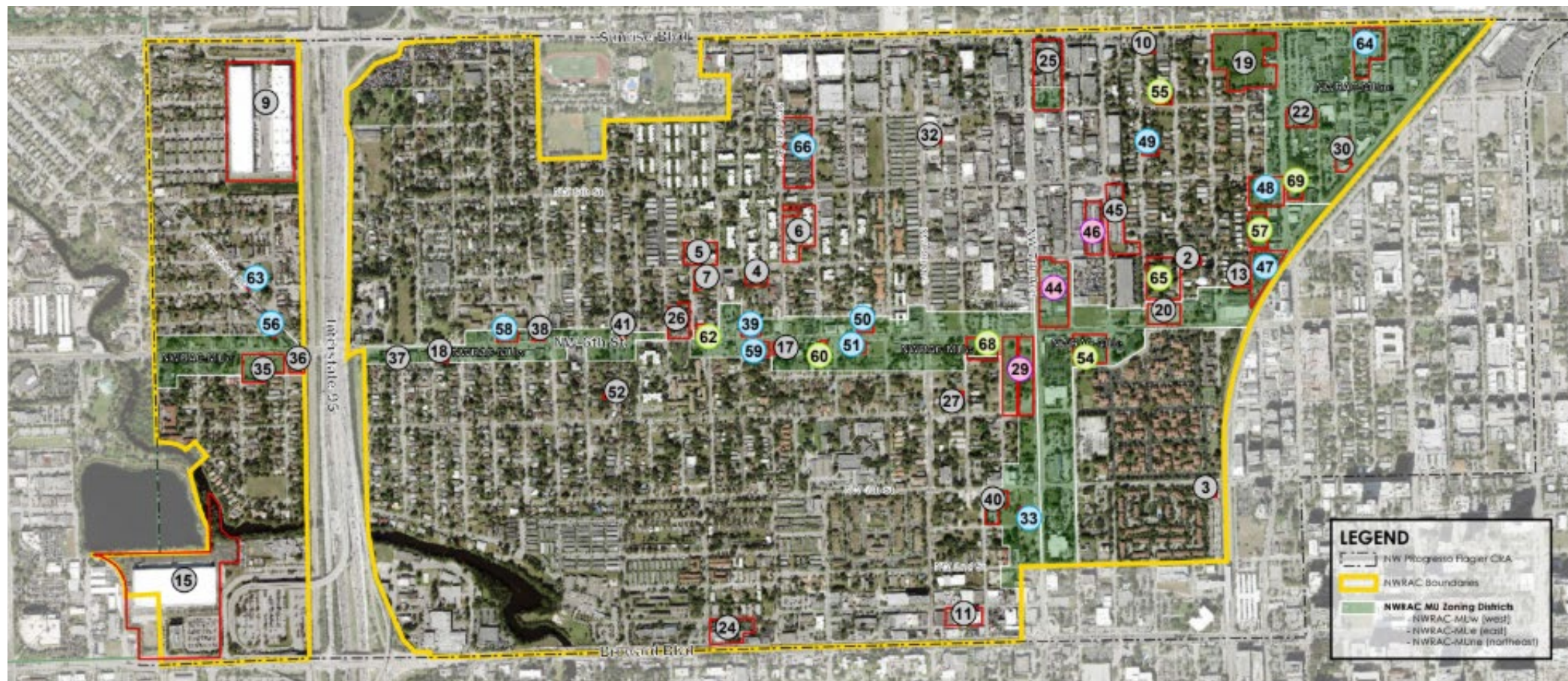
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DEVELOPMENT CONTEXT MAP



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DEVELOPMENT PROJECTS

CITY OF FORT LAUDERDALE Northwest Regional Activity Center Development Projects

Updated January, 2026

IN REVIEW

Residential Units - 1,302
Retail/Restaurant Sq. Ft. - 17,513
Office Sq. Ft. - 861
Parking Facility - 69 spaces

APPROVED

Residential Units - 657
Retail/Restaurant Sq. Ft. - 25,623
Office Sq. Ft. - 26,000
Hotel Rooms - 100
Private Club Sq. Ft. - 3,500
Parking Facility - 24 spaces
Outpatient Emergency Department Sq. Ft. - 11,721
Medical Clinic Sq. Ft. - 33,071

UNDER CONSTRUCTION

Residential Units - 957
Retail/Restaurant Sq. Ft. - 94,466

Completed

<p>54. Village of the Arts (UDP-230218) TIMELINE WAIVED 140,000 sq. ft. mixed-use 140 Residential Units, 6,000 sq. ft. Retail Developer: Village of the Arts, LLC</p>	<p>66. 512 NW 7th Street (UDP-230517) TIMELINE WAIVED 140,000 sq. ft. mixed-use 140 Residential Units, 6,000 sq. ft. Retail Developer: 512 NW 7th Street, LLC</p>	<p>33. Hotel of Arts (PL-R39051) 301 NW 7th Avenue 100 Hotel Rooms Developer: Hotel of Arts, LLC and City of Fort Lauderdale, USA</p>	<p>56. The Victory Building (UDP-230407) EXPIRES IN 2025 100,000 sq. ft. mixed-use 100 Residential Units, 1,000 sq. ft. Office Developer: Fort Lauderdale, USA</p>	<p>67. Orinelli & Meier Management Office (UDP-230605) EXPIRES 01/17/2027 BP SUBMITTED 148,000 sq. ft. Office Developer: Orinelli & Meier Management, LLC</p>	<p>26. The Adelroy (R39014) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail/Restaurant Developer: UrbanCo</p>	<p>2. South Florida Postcard Academy (R14628) 642 NW 2nd Avenue Developer: South Florida Postcard Academy, LLC</p>	<p>21. Fort Lauderdale Self-Storage (R15006) 121 NW 26 Street Developer: Fort Lauderdale Self-Storage, LLC</p>	<p>24. Inok and 3rd Children's Center (R18042) 100,000 sq. ft. Children's Center Developer: Inok and 3rd Children's Center, LLC</p>	<p>17. Solenex Quarters (PLN-STTP-1910005) 100,000 sq. ft. Office Developer: Solenex Quarters, LLC</p>	
<p>55. Progress Walk (UDP-230307) TIMELINE WAIVED 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: 55 Progress Walk, LLC</p>	<p>67. Midtown Progress (UDP-230308) REOPENING 08/14/2024 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Midtown Progress, LLC</p>	<p>29. Wright Dynasty (UDP-231022) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Wright Dynasty, LLC</p>	<p>51. The Victory Building Parking Lot (UDP-230408) EXPIRES IN 2025 100,000 sq. ft. Parking Lot Developer: Fort Lauderdale, USA</p>	<p>64. Holy Cross Comprehensive Outpatient Center with Emergency Room (UDP-230514) REOPEN NOVEMBER 14, 2027 100,000 sq. ft. Outpatient Center Developer: Holy Cross Hospital, LLC</p>	<p>64. The Arcadian (UDP-231043/UDP-230604) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail/Restaurant Developer: The Arcadian, LLC</p>	<p>3. Catering Rail by (R14608) 201 NW 8th Street Developer: Catering Rail by, LLC</p>	<p>13. Progress Village Court (R14607) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Progress Village Court, LLC</p>	<p>25. Seven on Seventh (R10070) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Seven on Seventh, LLC</p>	<p>88. 888 N.W. 10th (UDP-R310011) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: 888 N.W. 10th, LLC</p>	
<p>57. 700 NW 3rd Ave (UDP-230421) TIMELINE WAIVED 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Blue River Realty, LLC</p>	<p>68. Riverview View (UDP-230621) TIMELINE WAIVED 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Riverview View, LLC</p>	<p>47. Progress Village Residence (UDP-230309) REOPENING 01/05/2025 SUBMITTED BP EXPIRES AUG 5, 2025 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Progress Village Residence, LLC</p>	<p>56. Private Club (UDP-230603) EXPIRES 01/05/2025 SUBMITTED BP 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Private Club, LLC</p>	<p>66. Federal Apartments (UDP-230622) REOPEN NOVEMBER 8, 2027 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Federal Apartments, LLC</p>	<p>46. THRUVE Progress West (PLN-STTP-2005006) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: THRUVE Development, LLC</p>	<p>4. NW Gardens V - Site 4 (R14955) 1212 NW 7th Street Developer: NW Gardens V - Site 4, LLC</p>	<p>16. Riverview (R14606) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Riverview, LLC</p>	<p>26. YMCA West Center (R15004) 100,000 sq. ft. YMCA Center Developer: YMCA West Center, LLC</p>	<p>60. Mount Harmon Apartments (UDP-230027) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Mount Harmon Apartments, LLC</p>	
<p>65. DL Design (UDP-230206) TIMELINE WAIVED 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: DL Design, LLC</p>	<p>69. Mod Lab (Ulm Local) (UDP-230408) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Mod Lab, LLC</p>	<p>48. 707 N Andrews Avenue (UDP-230227) REOPEN 09 2023 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: 707 N Andrews Avenue, LLC</p>	<p>58. The Laramore (UDP-230804) EXPIRES 01/05/2025 BP SUBMITTED 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: The Laramore, LLC</p>	<p>46. THRUVE Progress West (PLN-STTP-2005006) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: THRUVE Development, LLC</p>	<p>46. THRUVE Progress West (PLN-STTP-2005006) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: THRUVE Development, LLC</p>	<p>6. NW Gardens V - Site 1 (R14594) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: NW Gardens V - Site 1, LLC</p>	<p>18. Public Parking Lot (Site 1) (R17027) 100,000 sq. ft. Parking Lot Developer: Public Parking Lot (Site 1), LLC</p>	<p>30. Flagler II (R15826) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Flagler II, LLC</p>	<p>45. THRUVE Progress East (PLN-STTP-2005005) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: THRUVE Development, LLC</p>	
<p>63. New Hope II (UDP-230514) TIMELINE SUBMITTED 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: New Hope Development, LLC</p>	<p>49. Progress Townhomes (UDP-230337) REOPEN 10/17/2027 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Progress Townhomes, LLC</p>	<p>59. The Midway (UDP-230337) EXPIRES 7/16/2027 BP SUBMITTED 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Fort Lauderdale, USA</p>	<p>39. The Midway (UDP-230337) EXPIRES 7/16/2027 BP SUBMITTED 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Fort Lauderdale, USA</p>	<p>46. THRUVE Progress West (PLN-STTP-2005006) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: THRUVE Development, LLC</p>	<p>46. THRUVE Progress West (PLN-STTP-2005006) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: THRUVE Development, LLC</p>	<p>7. NW Gardens V - Site 2 (R14592) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: NW Gardens V - Site 2, LLC</p>	<p>19. Progress Commons (R17820) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Progress Commons, LLC</p>	<p>32. Hoover Architecture (R19033) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Hoover Architecture, LLC</p>	<p>32. Daring Boulevard Structural Improvement (UDP-230804) 100,000 sq. ft. Structural Improvement Developer: Daring Boulevard Structural Improvement, LLC</p>	
<p>63. New Hope II (UDP-230514) TIMELINE SUBMITTED 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: New Hope Development, LLC</p>	<p>49. Progress Townhomes (UDP-230337) REOPEN 10/17/2027 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Progress Townhomes, LLC</p>	<p>59. The Midway (UDP-230337) EXPIRES 7/16/2027 BP SUBMITTED 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Fort Lauderdale, USA</p>	<p>39. The Midway (UDP-230337) EXPIRES 7/16/2027 BP SUBMITTED 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Fort Lauderdale, USA</p>	<p>46. THRUVE Progress West (PLN-STTP-2005006) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: THRUVE Development, LLC</p>	<p>46. THRUVE Progress West (PLN-STTP-2005006) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: THRUVE Development, LLC</p>	<p>9. Bridge Point I-08 (R19027) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Bridge Point I-08, LLC</p>	<p>20. The Wall (R17879) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: The Wall, LLC</p>	<p>28. Townhomes at River Gardens - West Parcel (PLN-STTP-1810004) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Townhomes at River Gardens - West Parcel, LLC</p>	<p>28. Townhomes at River Gardens - East Parcel (PLN-STTP-1810001) 100,000 sq. ft. mixed-use 100 Residential Units, 10,000 sq. ft. Retail Developer: Townhomes at River Gardens - East Parcel, LLC</p>	<p>33. Daring Boulevard Structural Improvement (UDP-230804) 100,000 sq. ft. Structural Improvement Developer: Daring Boulevard Structural Improvement, LLC</p>

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DOWNTOWN FORT LAUDERDALE



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