



**FOR SALE**

# Fort Lauderdale Small Bay Industrial

837 NW 8<sup>th</sup> Ave, Fort Lauderdale, FL 33311

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$2,430,000
Submarket:	Sistrunk District
Building SF:	7,950 SF
Lot SF:	10,019 SF (0.23 Acres)
Price/SF Building:	\$306
Year Built:	1958
Occupancy Rate:	0%
Investment Type:	Value-Add Industrial
Zoning:	I - GENERAL INDUSTRIAL
Link:	<a href="#">Link to Zoning</a>

### INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the sale of a freestanding 7,950 square foot industrial warehouse located in Fort Lauderdale's Sistrunk District. The property sits on a 10,019 square foot lot and offers functional warehouse features including dock high loading, drive in access, and approximately 16-foot clear height. The building has recently undergone several capital improvements including full warehouse air conditioning, a new TPO roof layer, epoxy finished floors, and fresh interior and exterior paint. The property is currently vacant, providing investors and owner users the opportunity to immediately occupy, lease, or reposition the asset. Located just south of Sunrise Boulevard with convenient access to I 95, Downtown Fort Lauderdale, and Fort Lauderdale Hollywood International Airport, the property benefits from strong connectivity to the broader South Florida market. The asset's vacancy combined with recent improvements offers a rare opportunity to acquire a functional small bay industrial building in a supply constrained submarket.

### INVESTMENT HIGHLIGHTS

- Warehouse With Recent Capital Improvements
- Fully Air-Conditioned Industrial Warehouse
- Strong Central Broward Industrial Location

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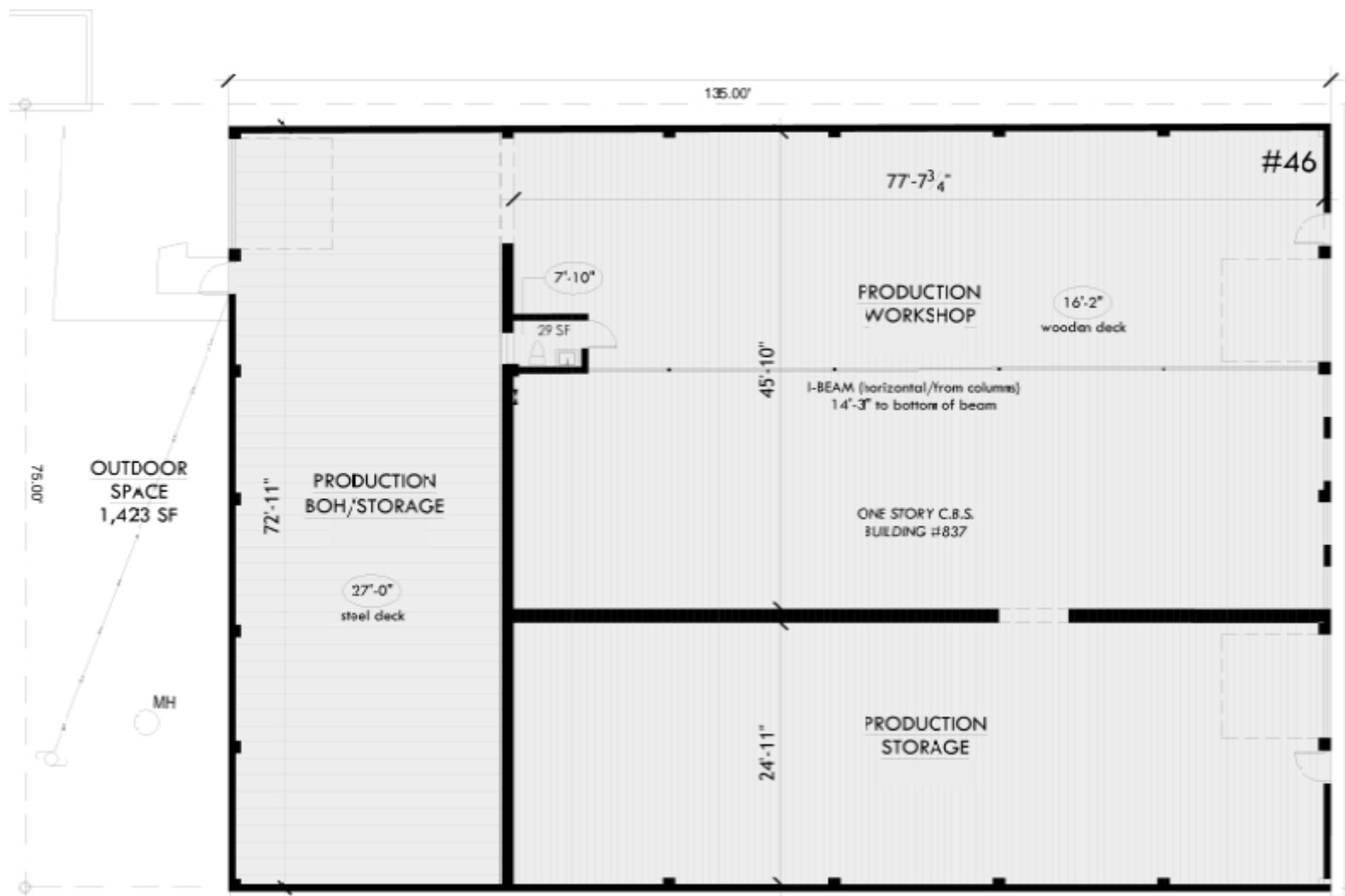
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## FLOORPLAN



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## LOCATION DESCRIPTION



### Location Overview:

The subject property is located in Fort Lauderdale’s Sistrunk District, an emerging commercial and redevelopment corridor within the broader Central Broward industrial submarket. The area has become a focus of public and private investment as the City of Fort Lauderdale continues to encourage redevelopment, business growth, and mixed-use activity along the Sistrunk Boulevard corridor. This momentum has increased demand for nearby warehouse, service, and light industrial properties that support the surrounding residential and commercial expansion.

The Sistrunk District benefits from its central Broward location and strong regional connectivity. The area provides convenient access to Interstate 95, Sunrise Boulevard, and Broward Boulevard, allowing efficient transportation throughout Broward County as well as direct connectivity to Miami Dade and Palm Beach counties. The location also offers close proximity to Downtown Fort Lauderdale, Port Everglades, and Fort Lauderdale Hollywood International Airport, key economic drivers for the South Florida region.

The surrounding area continues to see new residential development, retail growth, and commercial reinvestment, particularly in nearby Flagler Village and the greater Downtown Fort Lauderdale market. This growth has increased demand for small to mid sized industrial buildings that can support local service providers, contractors, distribution users, and creative industrial tenants seeking proximity to the urban core.

Limited developable land and strong demand for industrial space throughout Central Broward have contributed to consistently low vacancy and steady rental growth across the submarket. The subject property’s location within the Sistrunk District positions it to benefit from these market fundamentals while offering direct access to one of Broward County’s most active redevelopment corridors.

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## EXTERIOR PHOTO



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## INTERIOR PHOTOS



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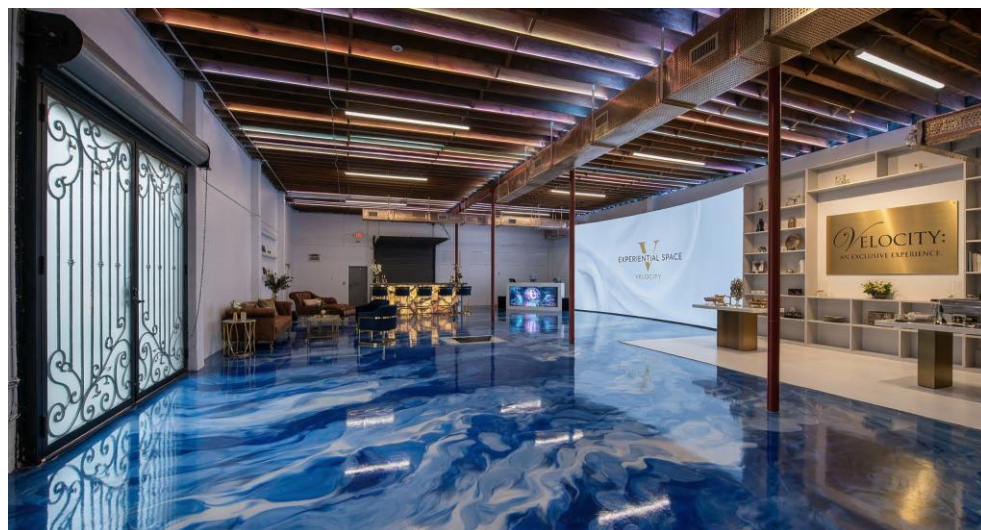
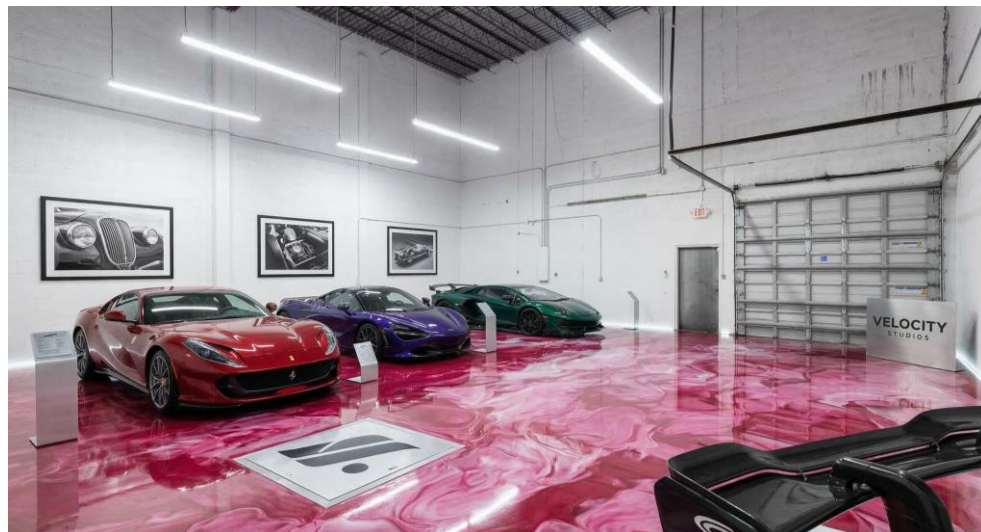
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## IDEAL USES



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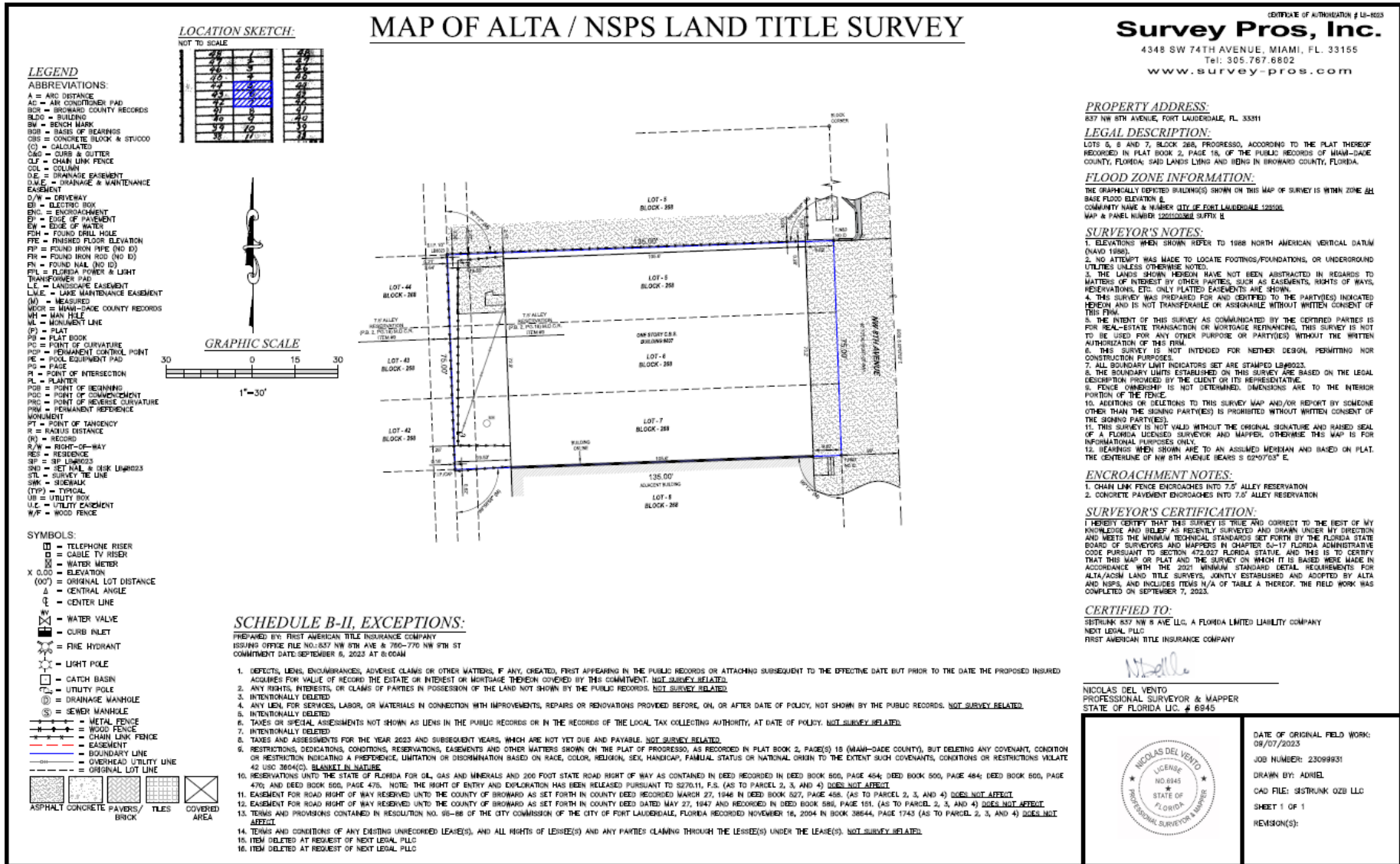
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## SURVEY



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## FLAGLER VILLAGE CONTEXT

### Flagler Village | Fort Lauderdale's Growth Engine

10,700+

RENTAL UNITS

3,450+

CONDO UNITS

5M SF

OF OFFICE

3M SF

OF RETAIL

30+

NEW, UNDERWAY  
& PROPOSED DEVELOPMENTS

📍 Affluent Demographics | 📍 Central & Walkable

📍 Transit-Oriented



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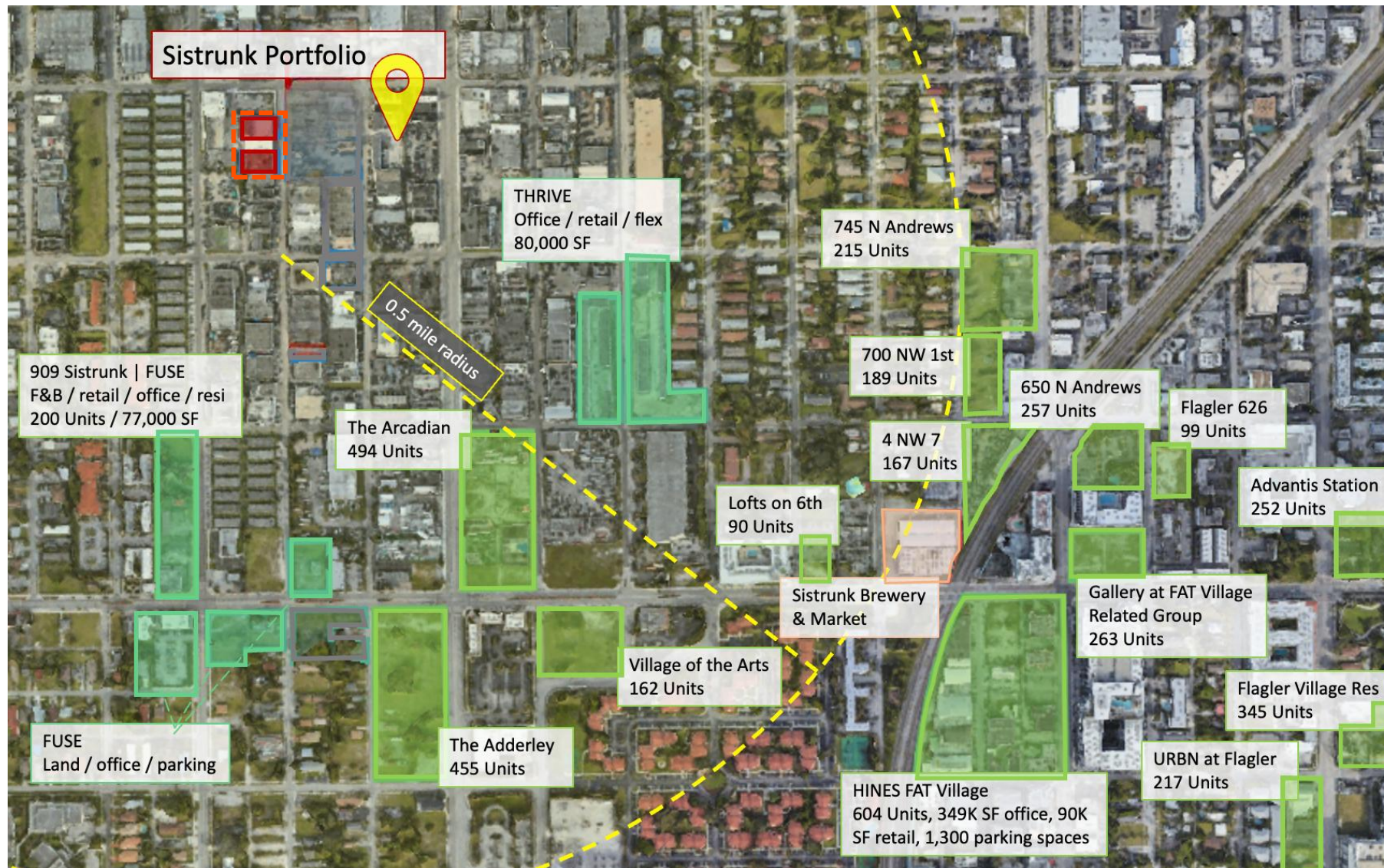
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## NEIGHBORHOOD CONTEXT MAP



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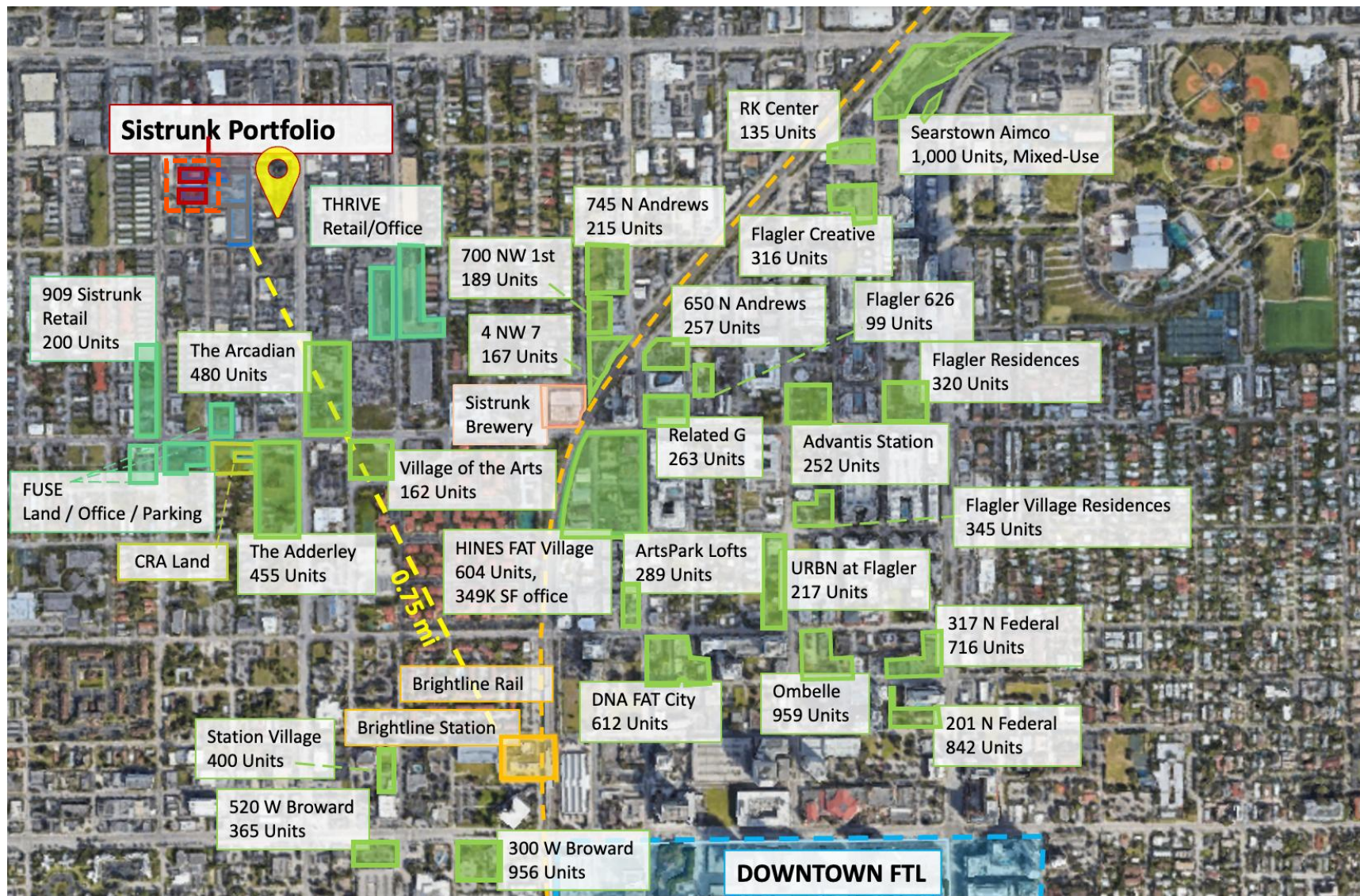
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## SURROUNDING DEVELOPMENTS



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## FAT VILLAGE CONTEXT



FAT Village sits at the center of Flagler Village, Fort Lauderdale's fastest-growing urban submarket and one of South Florida's most active development corridors. Positioned just north of the CBD, the neighborhood has evolved into a high-density, mixed-use environment driven by residential growth, institutional-quality office development, and experiential retail.

The district continues to attract a young, educated workforce and a growing tenant base seeking walkability, connectivity, and a dynamic live-work-play setting. With over 10,000 residential units, 5M+ square feet of office, and 3M+ square feet of retail in the immediate area, Flagler Village offers the scale and infrastructure of a true urban core while still benefiting from ongoing development activity.

FAT Village stands out as the neighborhood's defining destination, anchored by a curated mix of creative office, food and beverage, entertainment, and gallery space. Its proximity to Brightline, Las Olas, and major transportation corridors positions it as a highly accessible and talent-driven location for forward-thinking tenants.

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## STRATEGIC LOCATION ADVANTAGE

### THE PINNACLE OF **LIVE WORK PLAY**

Everything You Need, All in One Place



#### **DIRECT ACCESS**

Statewide mass transit via Brightline



#### **MINUTES**

From Fort Lauderdale Airport & major highways



#### **CENTRAL**

Strategic South Florida location



#### **CENTRAL**

Strategic South Florida location



#### **OPPORTUNITY**

To attract top talent



#### **SEAMLESS**

Connectivity to major business hubs



#### **ABUNDANT**

Amenities & options for tenants and employees

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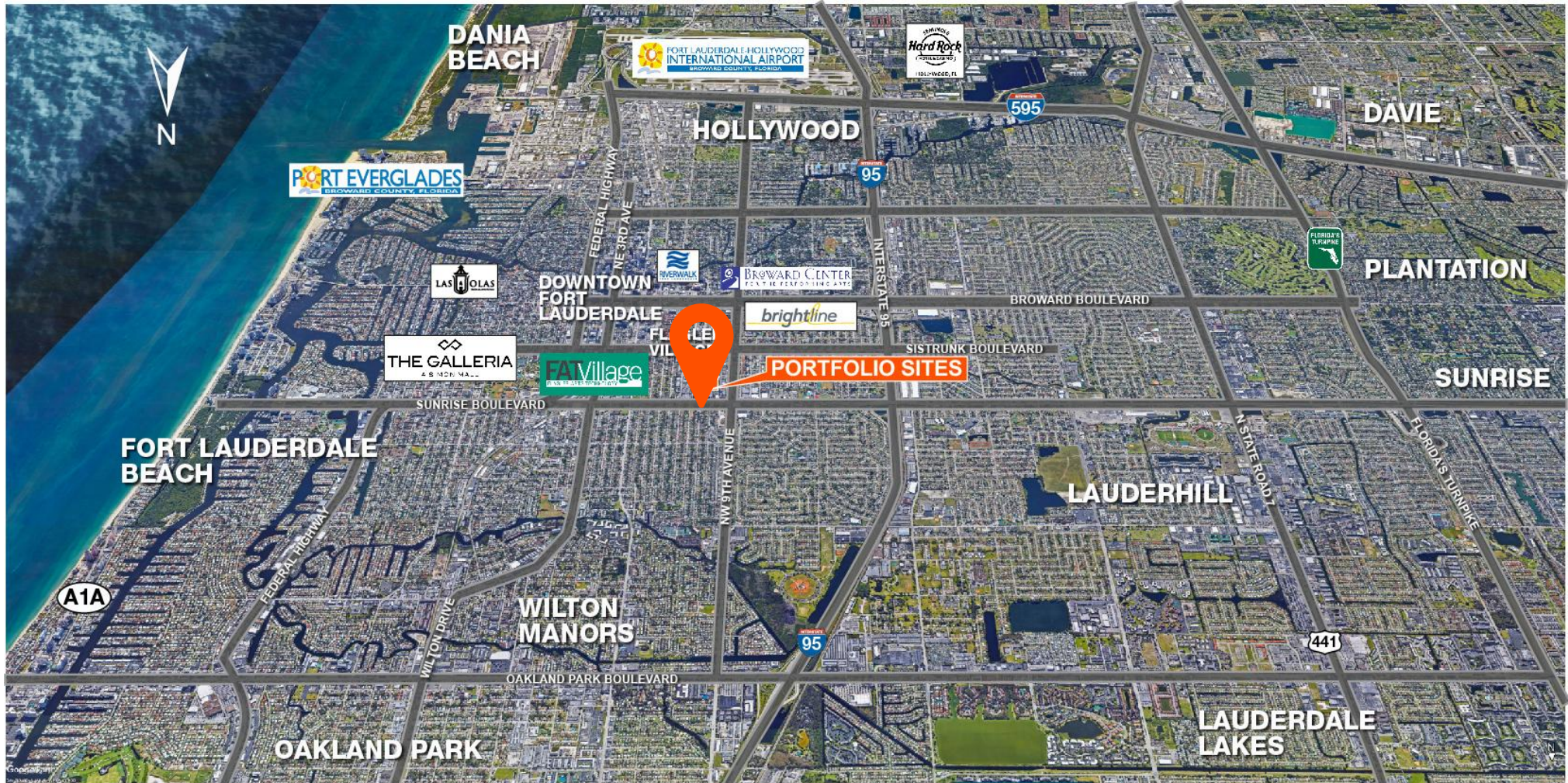
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## AERIAL CONTEXT



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## INDUSTRIAL COMPS



Property Address	Sale Price	Sale Date	Land SF	Land Price/SF	Building SF	Building Price/SF	Zoning
809-813 NW 1st St	\$2,200,000	2/17/2026	13,939	\$157.83	10,330	\$212.97	B-3
832 NW 1st St	\$2,464,500	12/30/2025	13,952	\$176.64	10,003	\$246.38	B-3
828 NW 1st St	\$2,464,500	12/30/2025	13,939	\$176.80	10,003	\$246.38	B-3
1109-1111 NE 7th Ave	\$2,360,000	12/18/2025	6,534	\$361.19	10,570	\$223.27	B-3
201 NW 22nd Ave	\$64,130,000	12/17/2025	524,462	\$122.28	221,815	\$289.11	B-1
701a NW 7th Ter	\$2,050,000	12/16/2025	10019	\$204.62	6,855	\$299.05	I
745 NW 7th Ter	\$1,350,000	11/26/2025	10311	\$130.93	5,900	\$228.81	I
610-614 NW 3rd Ave	\$1,800,000	11/21/2025	16770	\$107.33	8,019	\$224.47	B3, RMM-25
845 NW 5th Ave	\$4,600,000	11/17/2025	23,626	\$194.70	1,552	\$2,963.92	I
228 SW 21st Ter	\$6,835,443	10/31/2025	50530	\$135.28	23,878	\$286.27	I
1359 SW 21st Ter	\$1,150,000	10/16/2025	6031	\$190.68	3,186	\$360.95	I
2001 S Andrews Ave	\$16,000,000	9/5/2025	116741	\$137.06	29,890	\$535.30	SRAC-SA
800 SW 21st Ter	\$2,900,000	8/1/2025	26136	\$110.96	10,712	\$270.72	I, Fort Lauderdale
1123 NE 7th Ave	\$1,200,000	6/16/2025	5066	\$236.87	4,200	\$285.71	B-3
1200 NE 15th St	\$1,300,000	5/29/2025	2,614	\$497.40	2,560	\$507.81	I
437 NW 1st Ave	\$2,200,000	5/22/2025	6,534	\$336.70	4,502	\$488.67	RAC-UV
900 NE 13th St	\$4,276,969	4/28/2025	24,394	\$175.33	14,838	\$288.24	B-3
1900 NE 7th Ave	\$25,400,000	4/22/2025	189,050	\$134.36	82,500	\$307.88	IRO
921 NE 3rd Ave	\$1,035,000	3/18/2025	3,485	\$297.00	1,875	\$552.00	NWRAC-MUNE
1227 S Andrews Ave	\$775,000	1/9/2025	6,098	\$127.08	2,491	\$311.12	CB
3590 SW 30th Ave	\$4,000,000	12/31/2024	35,429	\$112.90	11,160	\$358.42	IM-3
3580 SW 30th Ave	\$4,000,000	12/27/2024	72,745	\$54.99	10,735	\$372.61	IM-3
100 SE 6th St	\$1,084,000	12/13/2024	9,000	\$120.44	3,690	\$293.77	RAC-CC
200 SW 33rd St	\$2,550,000	10/17/2024	23,757	\$107.34	5,483	\$465.07	I
10 SW 23rd St	\$3,717,123	9/20/2024	20473	\$181.56	14,967	\$248.35	SRAC-SAw
2868 SW 23rd Ter	\$500,000	8/23/2024	5227	\$95.65	250	\$2,000.00	IROM-AA
739 NW 7th Ter	\$775,000	8/13/2024	6750	\$114.81	2,500	\$310.00	I
2646-2652 NW 4th St	\$920,000	7/15/2024	6098	\$150.86	3,659	\$251.43	M-2
1147 NE 9th Ave	\$1,300,000	6/14/2024	6153	\$211.28	3,927	\$331.04	B-3
1200 NE 15th St	\$1,075,000	6/6/2024	2614	\$411.31	2,560	\$419.92	I
220 SW 30th St	\$675,000	5/22/2024	6970	\$96.85	2,208	\$305.71	Industrial
224 SW 28th St	\$950,000	5/6/2024	6394	\$148.58	3,744	\$253.74	I
3333 SW 2nd Ave	\$2,245,000	4/4/2024	13801	\$162.67	10,046	\$223.47	I

Timeline	T24 Months
Total Sale Comparables	33
Total Sale Volume	\$170,282,535
Total Building Sq Ft	540,608
Total Land Acres	29.51
Average Price PSF BUILDING	\$453.41
Median Price PSF BUILDING	\$299.05
Max Price PSF BUILDING	\$2,963.92
Min Price PSF BUILDING	\$212.97
Average Price PSF LAND	\$181.22
Median Price PSF LAND	\$150.86
Min Price PSF LAND	\$54.99
Max Price PSF LAND	\$497.40

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