

FOR SALE
First Time Offered!
Blue Ocean Press
75% A/C - Heavy
Power

6299 NW 27TH WAY
Fort Lauderdale, FL 33309

PRESENTED BY:

LES BYRON, SIOR, CCIM **KEITH KIDWELL, SIOR, CCIM**
C: 954.401.4713 C: 954.234.8777
les@svncr.com keith@svncr.com

STEVE DAVIS
C: 954.650.7824
steve@svncr.com



PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SF:	28,498 SF
LOT SIZE:	1.4 Acres
OFFICE SF:	2,000 SF
OVERHEAD DOORS:	Three (3)
CEILING HEIGHT:	14' : Production 27' : Warehouse
ELECTRIC:	240/480 Volts
CAR PARKING:	45 Striped Spaces
ZONING:	AIP
SALE PRICE:	\$9,261,850

PROPERTY DESCRIPTION

SVNCR is excited to bring to market the Blue Ocean Press building. Located directly across from FXE (Fort Lauderdale Executive Airport), the facility is ideally located to serve the tri-county market as well as all of South Florida. 75% air conditioned with heavy power, the building can accommodate a wide range of warehouse and productions uses. Do not miss this rare opportunity.

PROPERTY HIGHLIGHTS

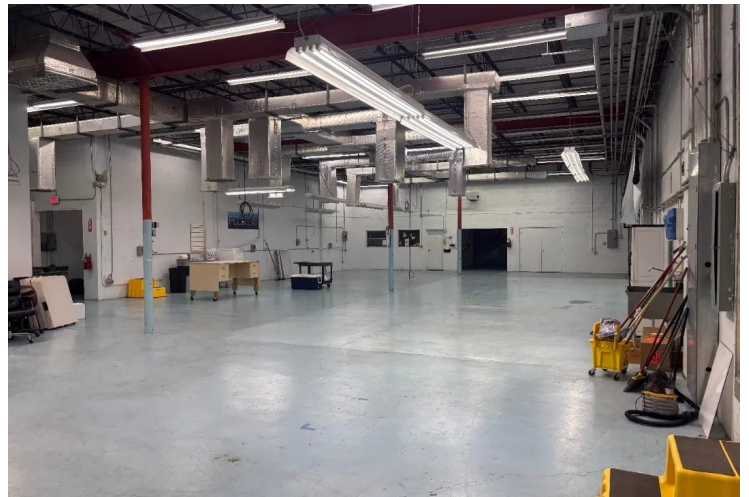
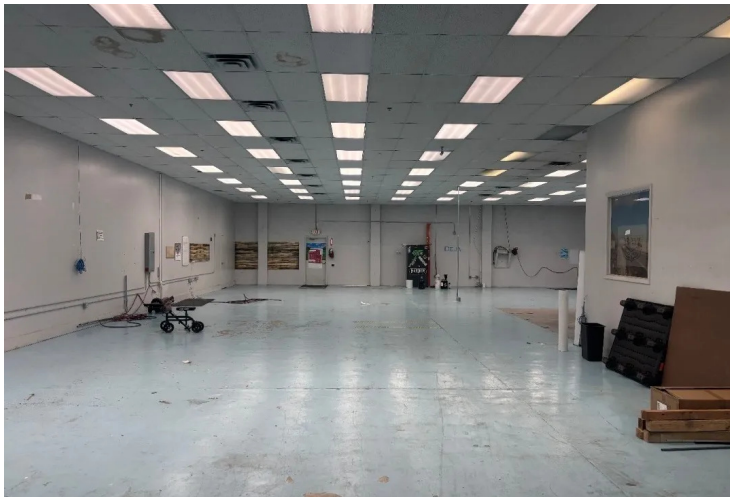
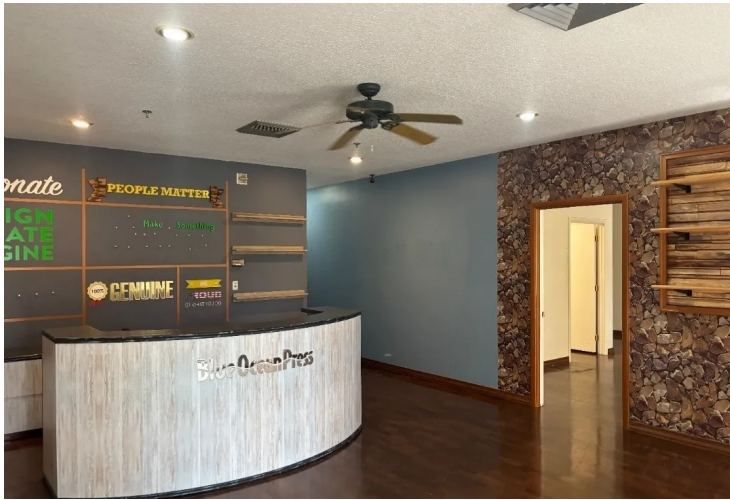
- Production and Warehouse Space
- Executive Office Areas
- Conference Rooms
- Employee Break Area
- Five (5) Bathrooms
- Racks Included

LES BYRON, SIOR, CCIM
C: 954.401.4713
les@svncr.com

KEITH KIDWELL, SIOR, CCIM
C: 954.234.8777
keith@svncr.com

STEVE DAVIS
C: 954.650.7824
steve@svncr.com

ADDITIONAL PHOTOS



LES BYRON, SIOR, CCIM

C: 954.401.4713

les@svncr.com

KEITH KIDWELL, SIOR, CCIM

C: 954.234.8777

keith@svncr.com

STEVE DAVIS

C: 954.650.7824

steve@svncr.com