



970 W McNab Road  
Fort Lauderdale, FL 33309

**970 W McNab**

**ANDERSON CARR**  
APPRAISERS · REALTORS · CONSULTANTS · DEVELOPERS



## OFFERING SUMMARY

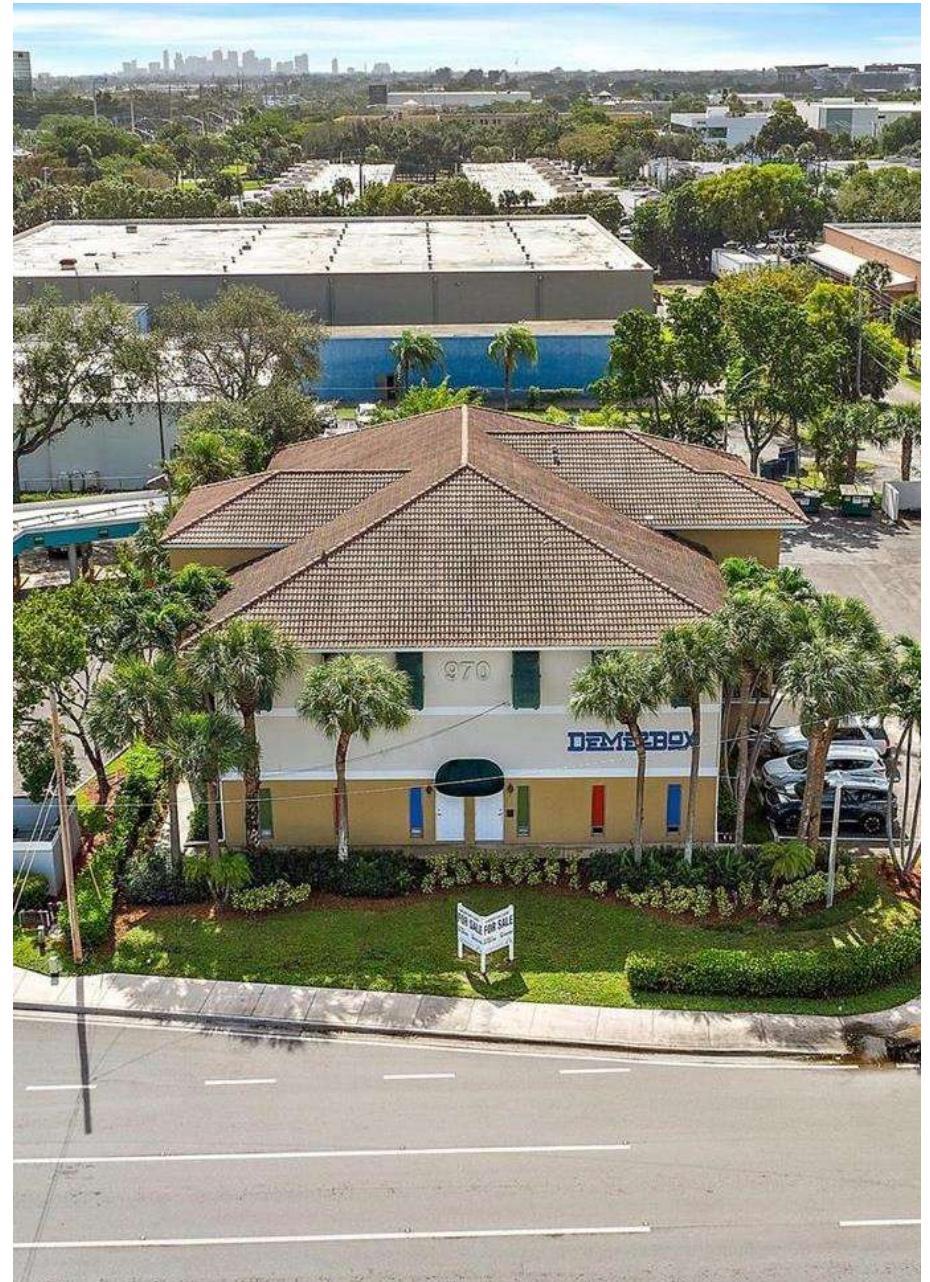
ADDRESS	970 W McNab Road Fort Lauderdale FL 33309
COUNTY	Broward
BUILDING SF	15,140 SF
LAND ACRES	.63
LAND SF	29,594 SF
YEAR BUILT	1972
YEAR RENOVATED	1982

## FINANCIAL SUMMARY

PRICE	\$3,395,000
PRICE PSF	\$224.24
NOI (CURRENT)	\$139,888

### Fort Lauderdale Flex Building Opportunity

- Over 15,000 square feet of office and warehouse space, a prime value-add investment or owner/user opportunity in the Gateway Industrial Park area.
- Three convenient grade-level overhead doors, 2 stories of office space, and ample on-site parking.
- Currently occupied with short-term gross leases in-place.
- Versatile office/warehouse configurations which can accommodate a single owner/user, or multiple tenants.
- Recent improvements include: new air conditioning unit (2023), parking lot resurfacing (2024), elevator upgrades (2024).

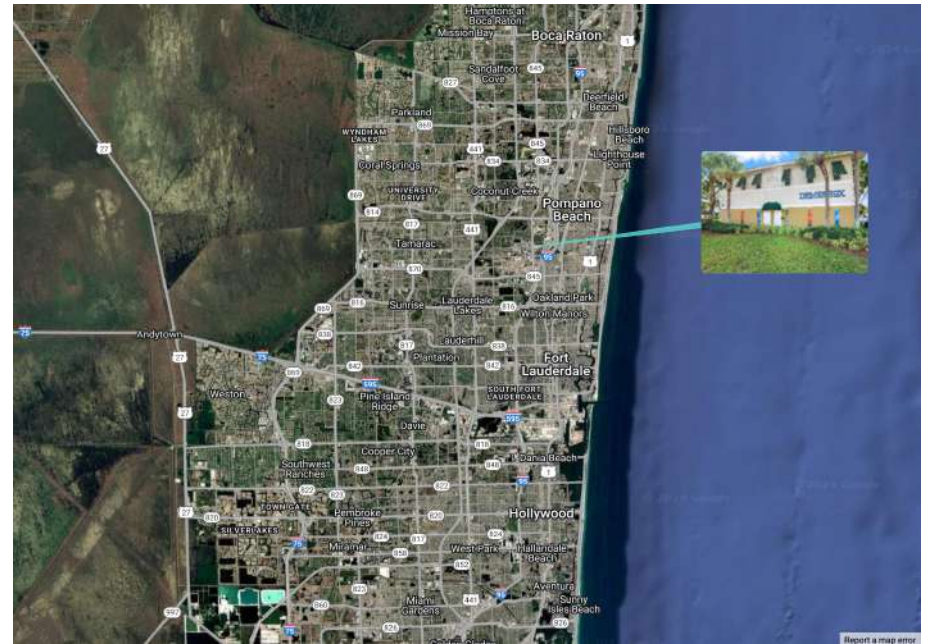




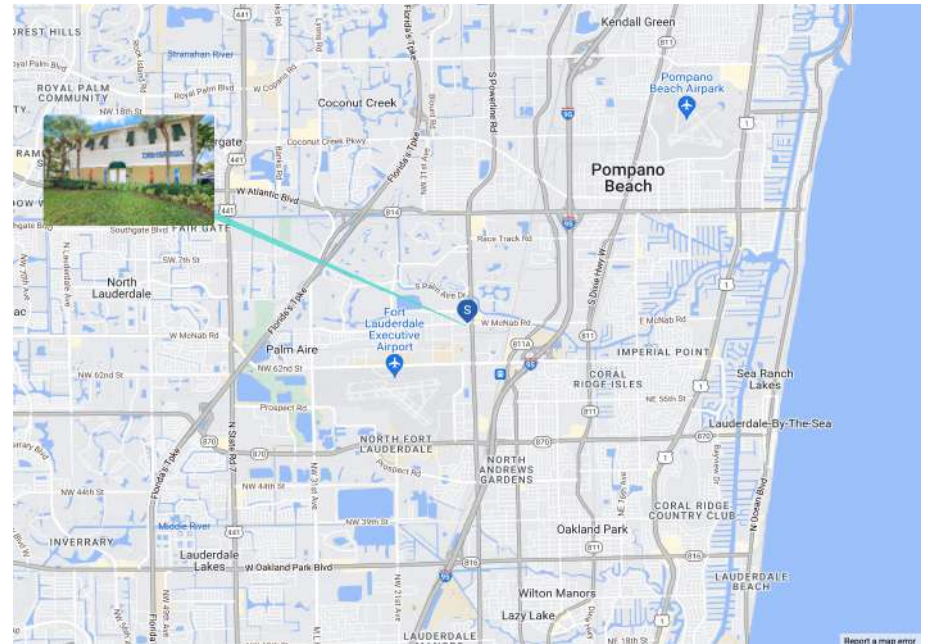
## Location Overview

- Conveniently located at the intersection of McNab and Powerline Road (SR 845) in Fort Lauderdale and within the Gateway Industrial Center.
- Quick and easy access to Interstate 95, the Florida Turnpike, and just a short 20 minute drive to the Fort Lauderdale-Hollywood International Airport, while the nearby Fort Lauderdale Executive airport is under 2 miles away.
- Convenient location, highly visible, and accessible by multimodal transportation options.
- The surrounding area features a mix of commercial, industrial, and residential properties. Just minutes from Harrah's Pompano Beach, Top Golf, and Chase Arena, home of Inter Miami. There are endless options for dining, entertainment and commerce.
- Fort Lauderdale is thriving economically supported by industries such as tourism, marine, finance, and technology. Its strategic location in South Florida makes it an attractive place for businesses looking to expand, relocate, or take advantage of the sustained economic growth.

Regional Map



Locator Map

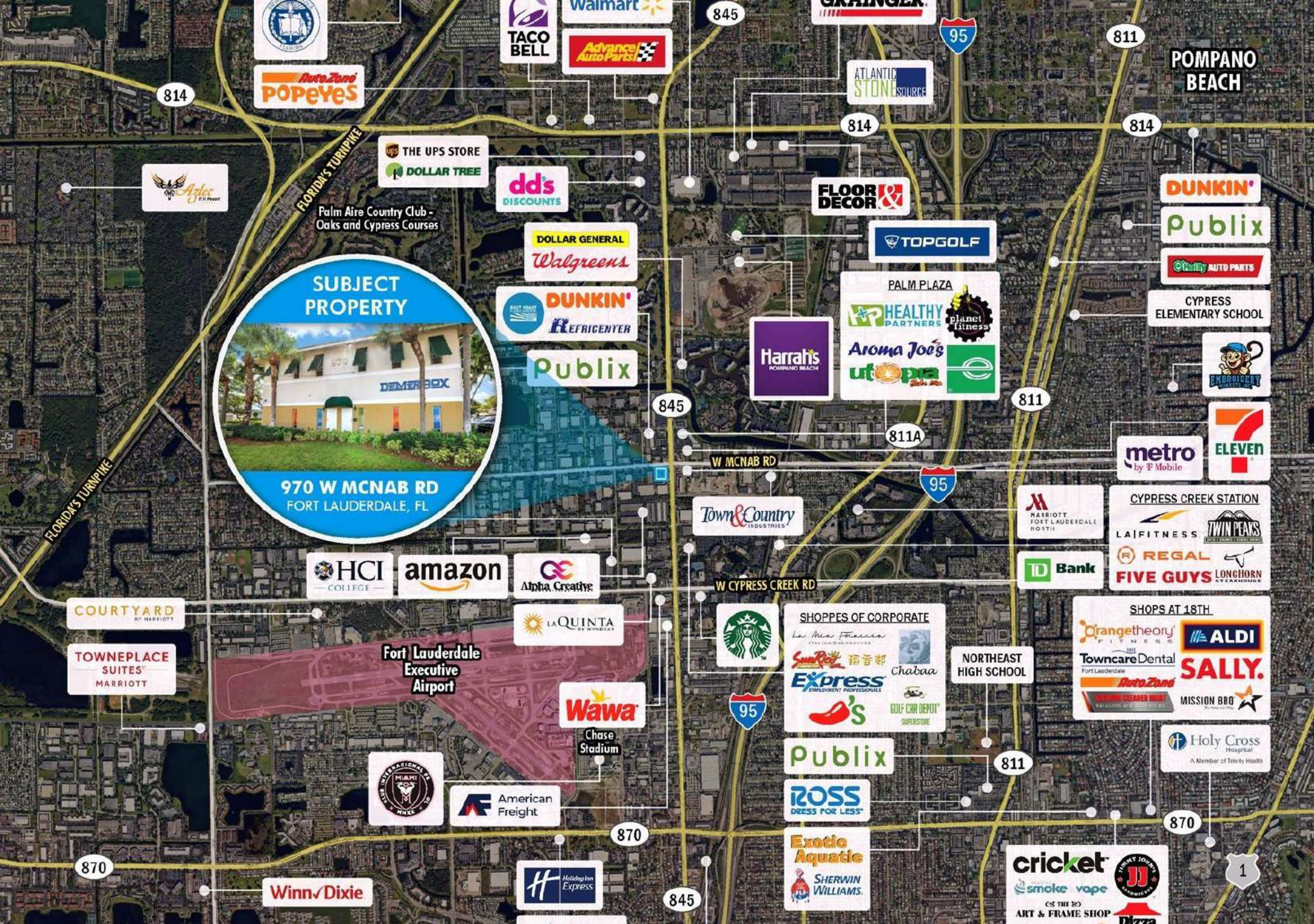






**SUBJECT PROPERTY**

**970 W MCNAB RD  
FORT LAUDERDALE, FL**





## PROPERTY FEATURES

BUILDING SF	15,140
LAND SF	29,594
LAND ACRES	.63
YEAR BUILT	1972
YEAR RENOVATED	1982
ZONING TYPE	I - General Industrial
NUMBER OF STORIES	2
NUMBER OF PARKING SPACES	34
GRADE LEVEL DOORS	3
OFFICE SF	10,285SF (approximate)

## CONSTRUCTION

FRAMING	CBS
EXTERIOR	Stucco

## TENANT INFORMATION

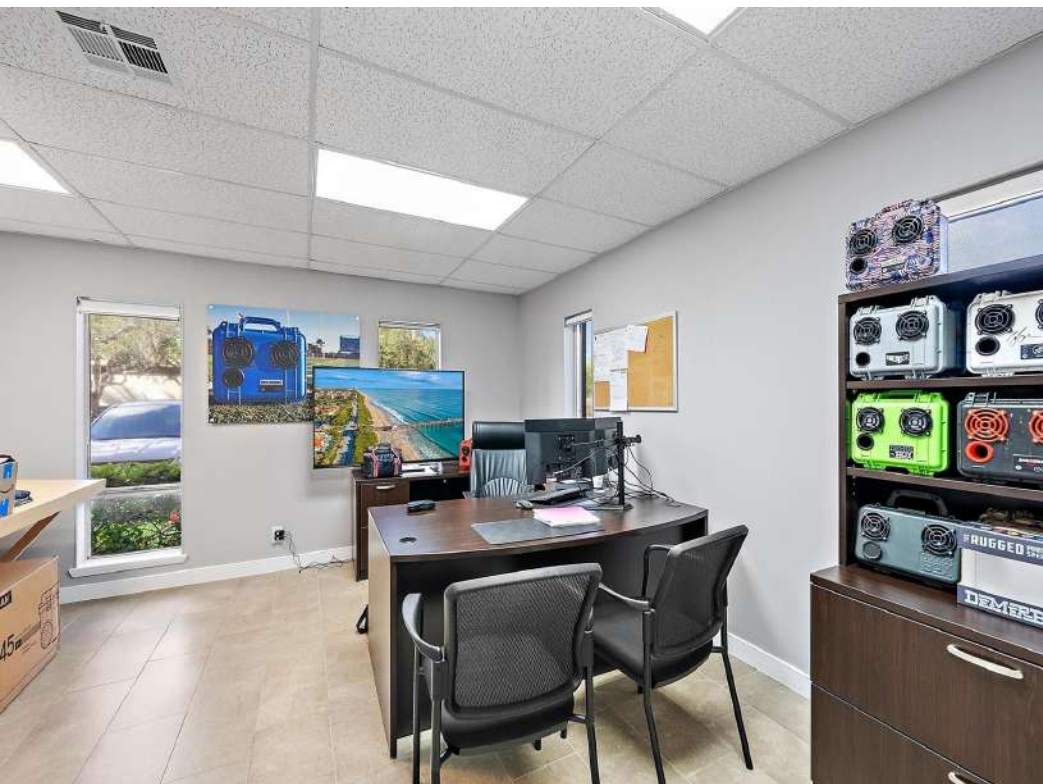
MAJOR TENANT/S	Demerbox, Hillman Engineering
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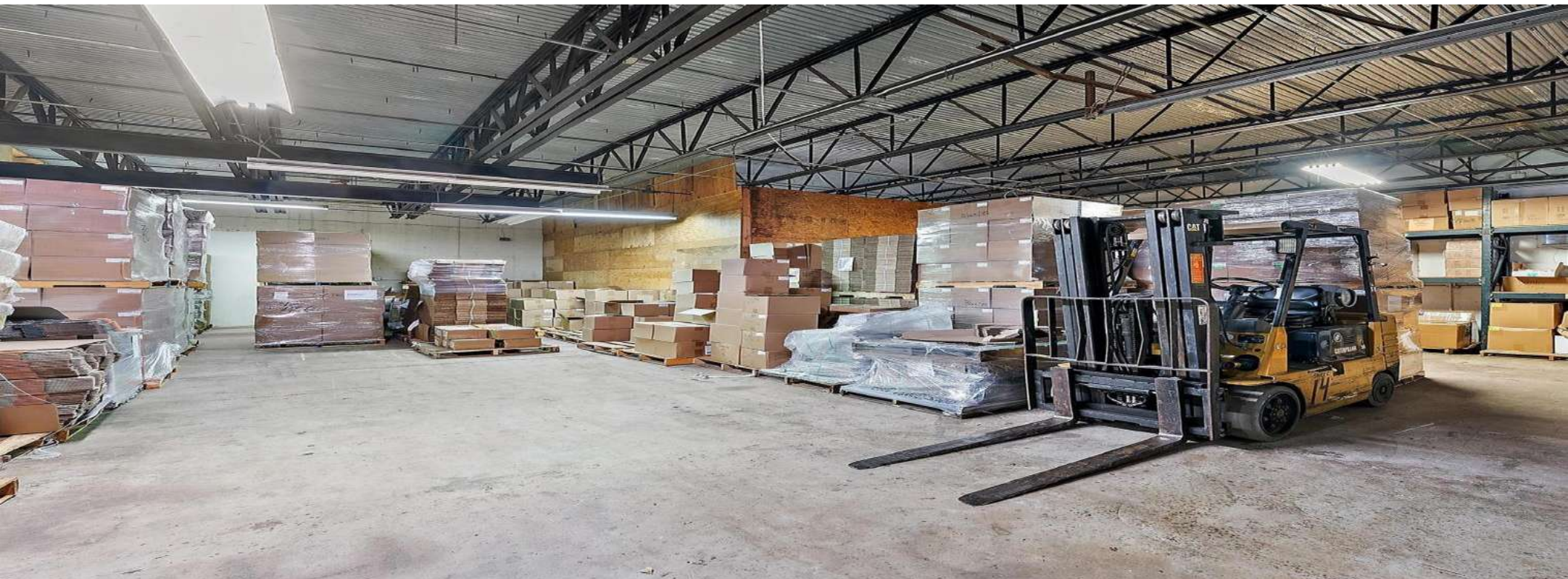














970 W McNab

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