

OFFERING MEMORANDUM

Broward County

1.69 Acres of Industrial Land + 6,132 Sf Warehouse



2511 NW 6th St

TRU  **STONE**
REALTY ADVISORS

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SUMMARY



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Trustone Realty Advisors is pleased to present for sale this Rare infill Broward County industrial land opportunity: $\pm 6,132$ SF on ± 1.69 acres with 4 grade-level doors, 16' clear height, and concrete block construction in proximity to all major thoroughfares, I-95, Florida Turnpike, and I-595.

Asking Price: \$4.5MM

PROPERTY HIGHLIGHTS

- ~6,132 SqFt building
- ~1.69 Acre lot
- ~16' Clear Height
- 3 Grade level doors and 1 oversized grade level door
- 3-phase heavy power
- Internet-ready
- Plumbing
- Twin T roof
- Concrete Block Construction
- Zoning: C-1 Commercial. Preliminary conversations with the City note that they are inclined to approve residential/multifamily developments here.
- 1 mile or 5 mins to I-95, 3 mins to Sunrise Blvd, 4 mins to Broward Blvd, and 7 mins to the Florida Turnpike.
- The cell tower on site is not a part of the property, and there is an access agreement in place.
- Ideal for an Owner-User.

Tenancy

The Tenant, Stone Road Energy, LLC, a subsidiary of Pico Gas, is underutilizing the property and would welcome a cancellation of the lease, making this acquisition ideal for an end-user or an investor seeking a market lease while receiving cash flows from the current tenant.



- Tenant in place until 2032
- Financials available upon request
- Tenant is open to exploring an early lease termination.

03 PROPERTY

LOCATION

LOCATION HIGHLIGHTS



04 PROCESS & PROPERTY TOURS

Tour dates will be scheduled in advance by the Broker with prospective purchasers. Other terms and conditions will apply based on the purchase and sale agreement, which will include, among other things, an acknowledgement that the Property is being sold 'as-is'.

All due diligence materials will be provided online by the Seller.



05 PROPERTY PHOTOS





Disclaimer: The information contained herein has been obtained from sources believed to be reliable; however, TruStone Realty Advisors, 32T Capital and its agents make no representations or warranties, express or implied, as to the accuracy or completeness of the information. All projections, assumptions, property information, financials, and opinions are provided for general reference purposes only and are subject to change without notice. Interested parties must conduct their own independent investigation and due diligence. The Property is offered “as-is, where-is,” without representation or warranty of any kind.

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