



4126

SW 47th Ave
Davie, FL 33314



SOUTH FLORIDA OUTDOOR STORAGE YARD FOR SALE OR LEASE

8.8 Acres Available with +/- 17,000 SF of Structures

Prime Location, in the heart of Davie, for Access to both Miami-Dade and Broward Counties

Broker:
Chris Spear, SIOR, CCIM
cspear@comreal.com
(305) 807-7662

Broker:
Pat McBride, SIOR, Esq.
pmcbride@comreal.com
(305) 619-2937

Owned & Managed by:





PROPERTY

HIGHLIGHTS

- **8.8 Acre** industrial yard
- 4 structures totaling approximately **17,000 SF**
- Best location in South Florida for access to both Broward and Miami-Dade Counties
- Property is located on **SR 7 (441) in between I-95 and Florida's Turnpike** with immediate access to on-off ramps
- **Immediate access to I-595** for east-west travel
- **Liberal M-3 Zoning**, Town of Davie
- Inquire for pricing

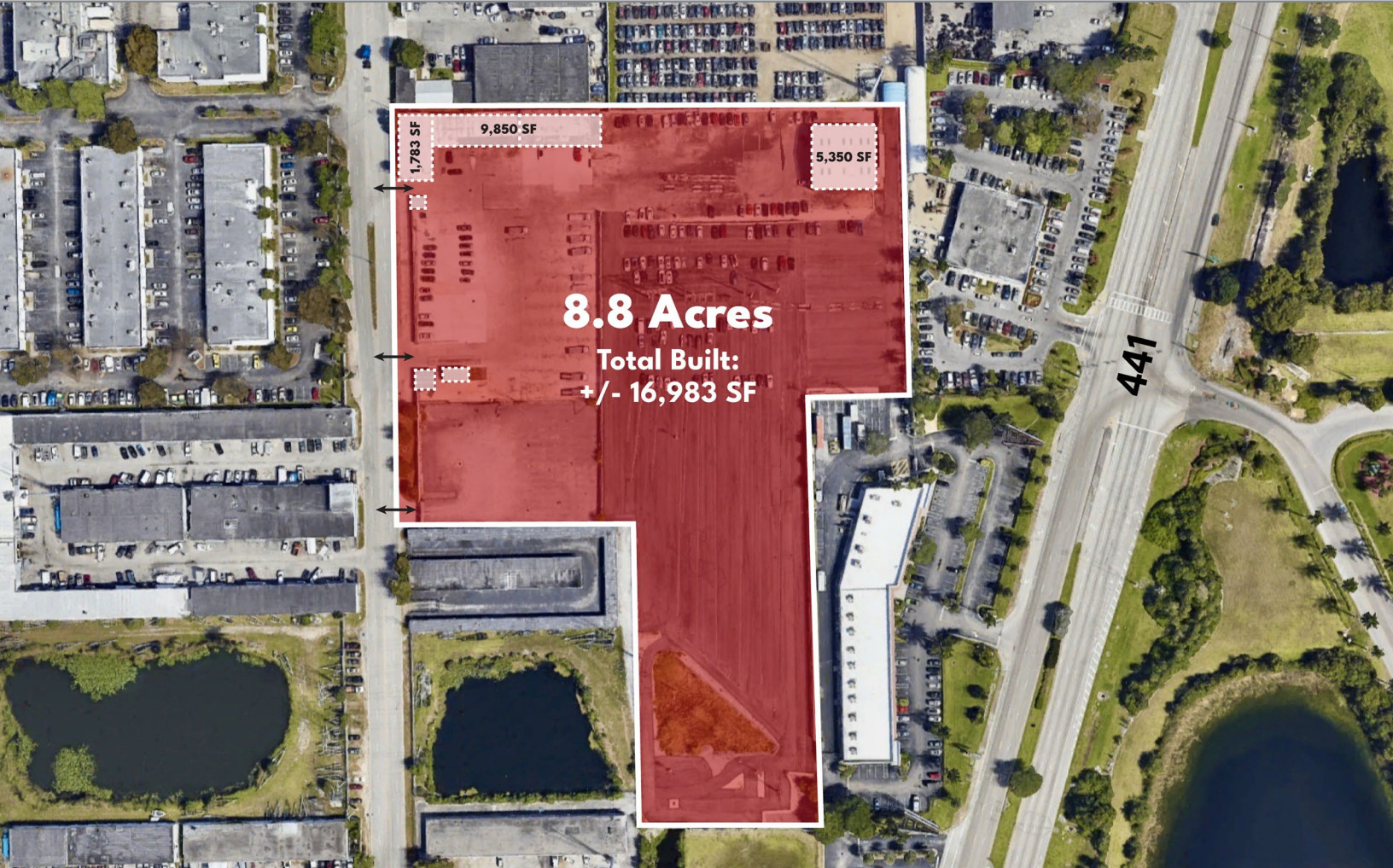
FUTURE USES

- Truck & Trailer Parking / Storage
- Van & Vehicle Parking / Storage
- Container Storage
- Equipment / Materials Storage

PROPERTY — PHOTOS



PROPERTY SIZE



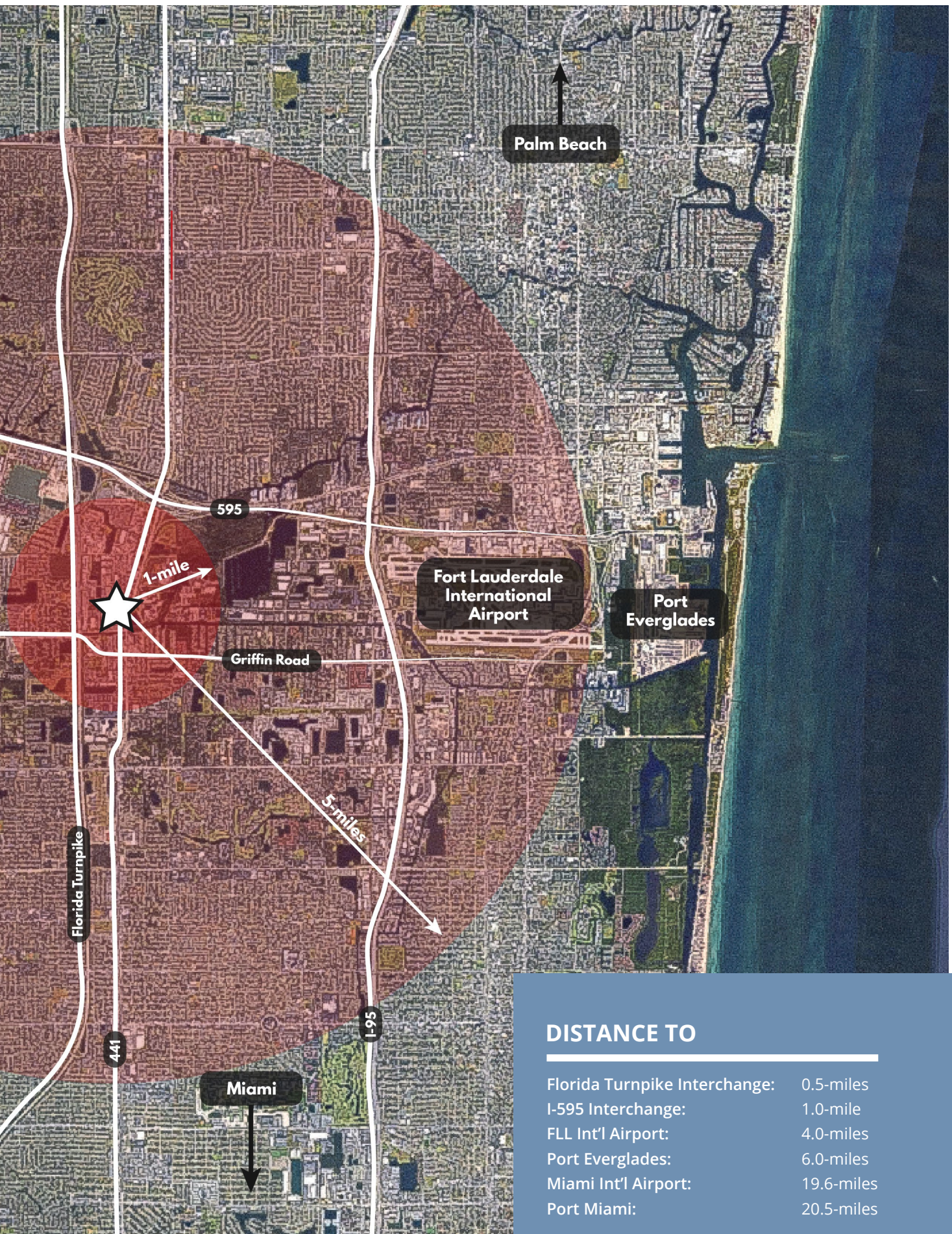
8.8 ACRES

Total Structural Square Footage: +/- 16,983SF

Office: +/- 1,783 SF

Warehouse / Storage: +/- 9,850 SF

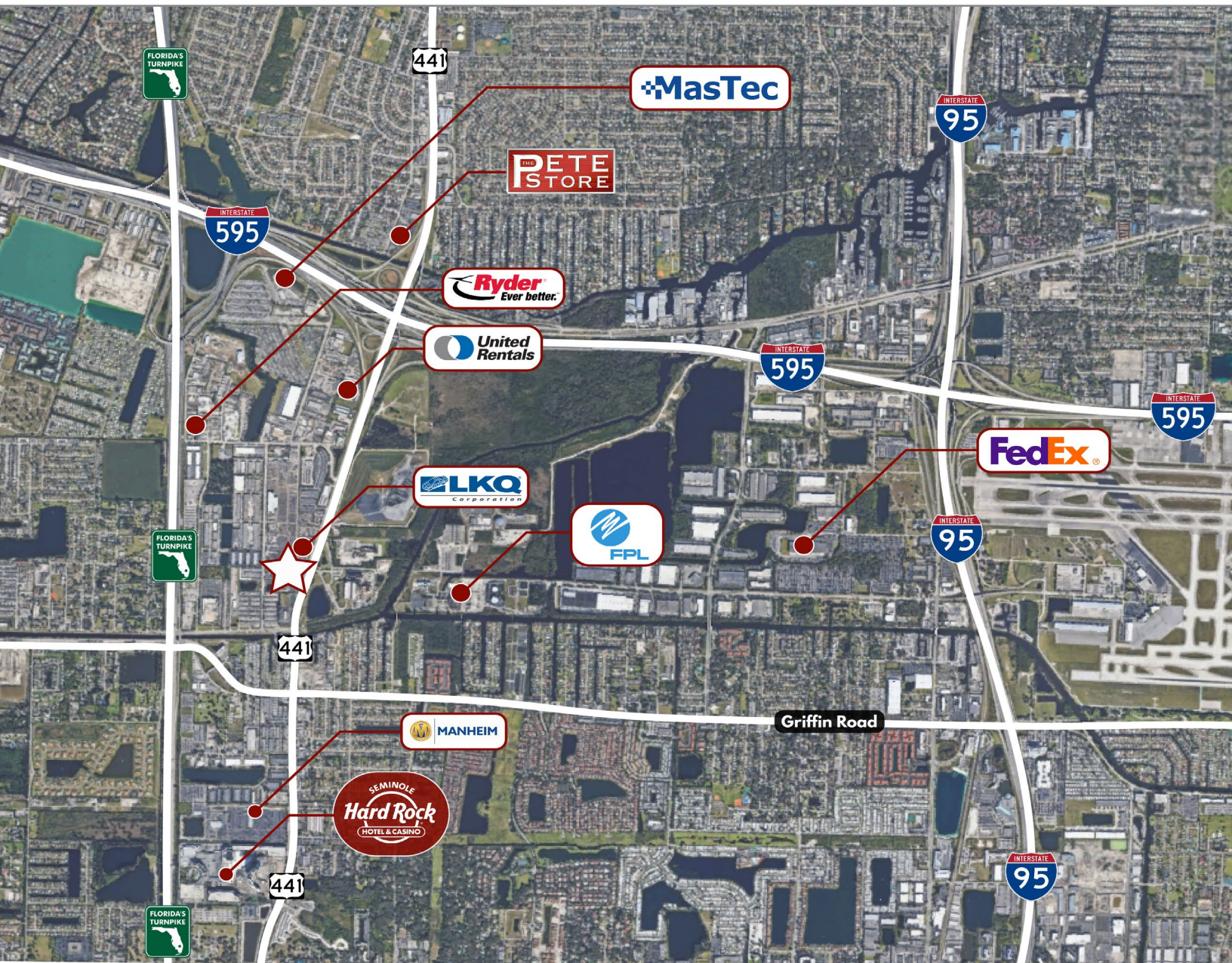
Canopy: +/- 5,350 SF



DISTANCE TO

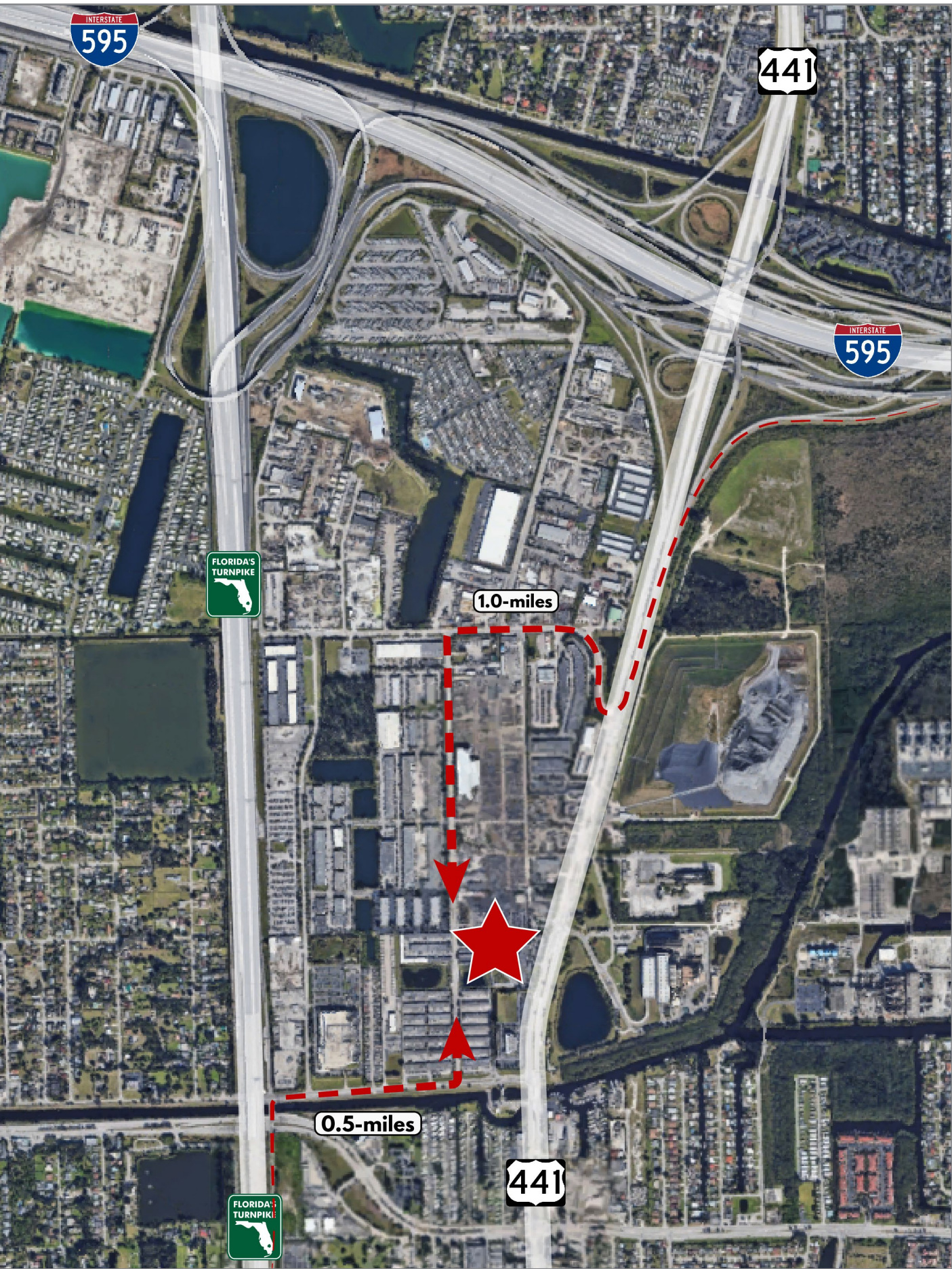
Florida Turnpike Interchange:	0.5-miles
I-595 Interchange:	1.0-mile
FLL Int'l Airport:	4.0-miles
Port Everglades:	6.0-miles
Miami Int'l Airport:	19.6-miles
Port Miami:	20.5-miles

NOTABLE COMPANIES



IN THE AREA
Davie / Fort Lauderdale

ACCESS POINTS





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