

# Freestanding Industrial w/ Yard & New Roof | For Lease

1636 NE 12th Terrace, Fort Lauderdale, FL 33305



## PROPERTY HIGHLIGHTS

- ±5,495 SF total building area
- Huge yard
- New roof
- ±½ acre secured yard / outdoor storage
- B-3 zoning permitting a wide range of uses
- ±350 SF office area
- \$18,000 per month NNN
- Immediate occupancy available
- Centrally located within Fort Lauderdale



Butters Realty & Management  
1900 NW Corporate Boulevard, Suite 110W  
Boca Raton | FL. 33431 | [www.Butters.com](http://www.Butters.com)

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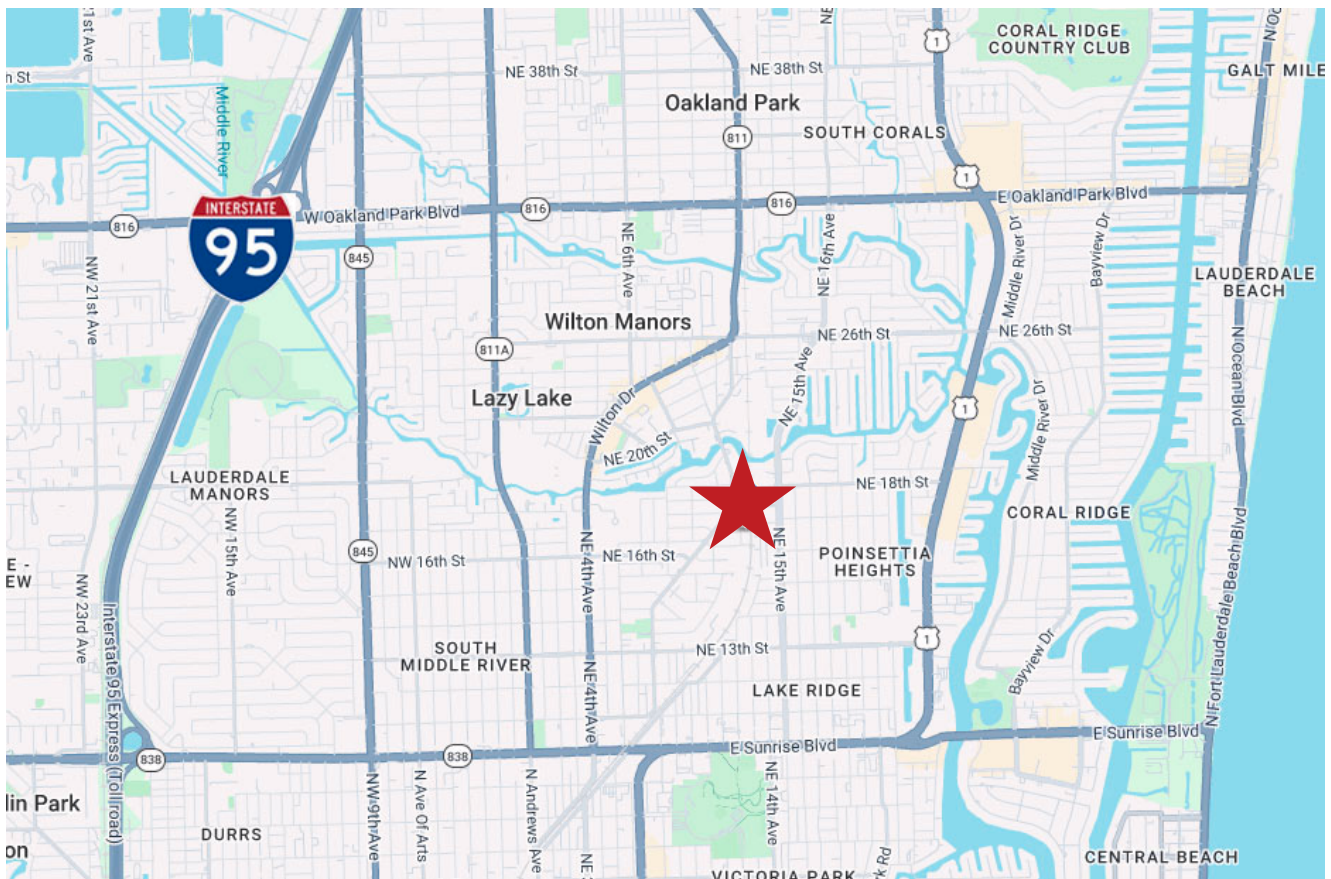
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## PRIME INFILL FORT LAUDERDALE LOCATION

Ideally situated in Fort Lauderdale's central submarket, this property provides quick access to I-95, Sunrise Boulevard, and US-1, allowing for efficient north-south and east-west connectivity. Located just minutes from Downtown Fort Lauderdale, Port Everglades, and Fort Lauderdale-Hollywood International Airport, the site is well-positioned for a variety of industrial, service, and automotive users seeking convenience and accessibility.



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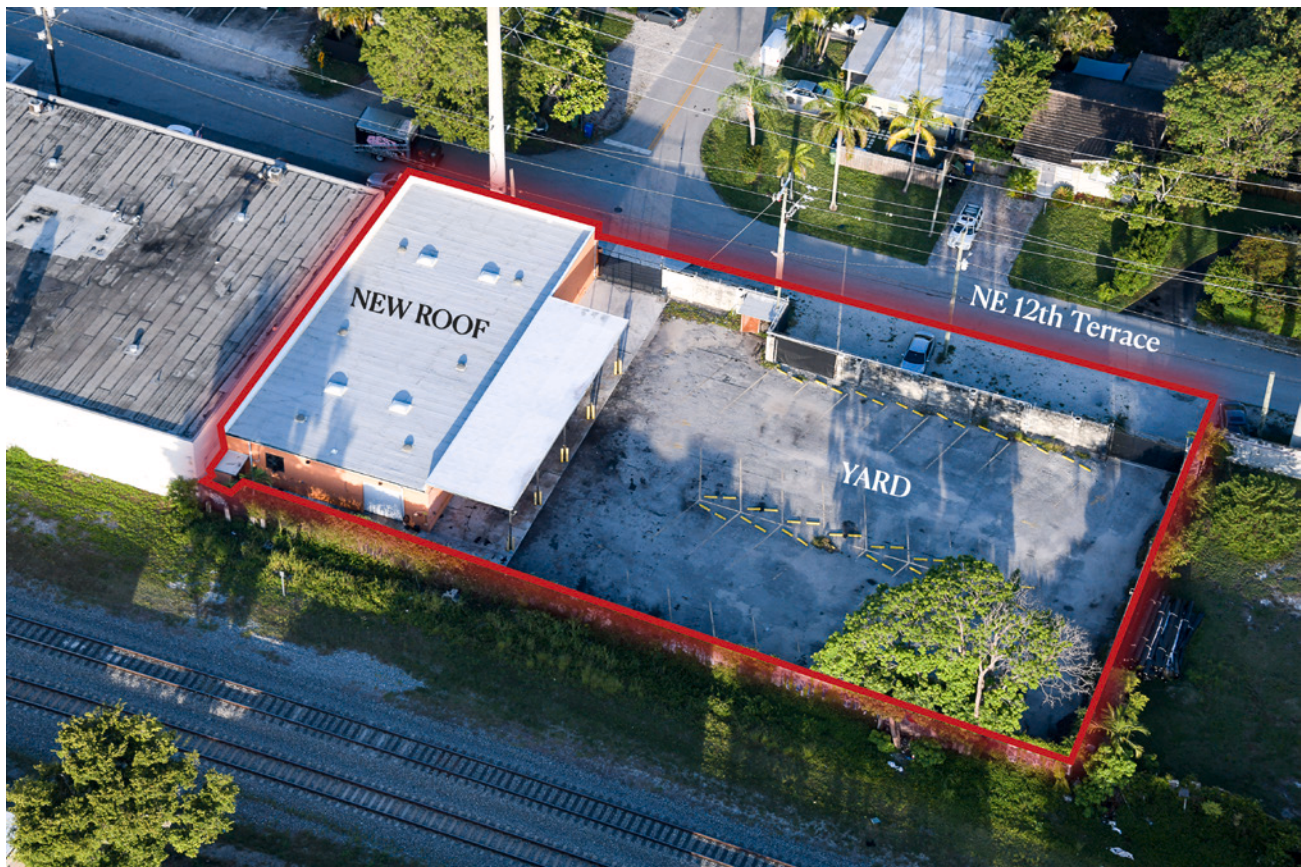
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## FUNCTIONAL YARD SPACE WITH FLEXIBLE OUTDOOR STORAGE CAPABILITIES

- New roof providing added value and reduced near-term maintenance
- Fully paved and secured yard ideal for outdoor storage, fleet parking, or equipment staging
- Efficient layout with defined striping allows for organized circulation and use
- Dedicated yard space provides flexibility for a variety of industrial operations
- Proximity to rail line enhances logistical and distribution capabilities
- Clean, open configuration maximizes usable yard area
- Valuable outdoor storage component—an increasingly limited feature in infill locations
- Suitable for service-oriented, logistics, or light industrial users requiring excess yard space



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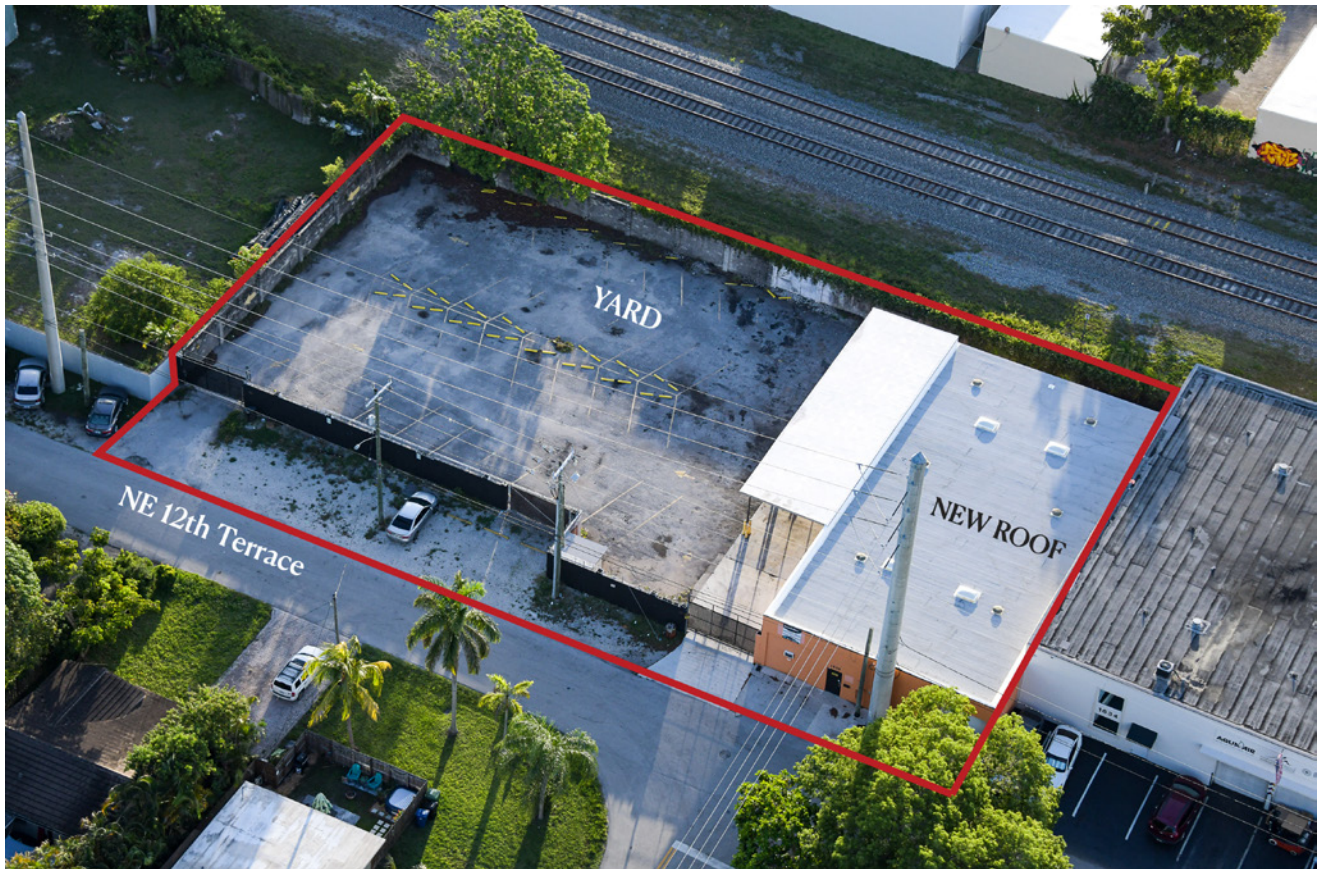
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