

RARE OPPORTUNITY 1ST TIME EVER AVAILABLE

INDUSTRIAL PROPERTY FOR SALE OR LEASE WAREHOUSE BUILDING WITH PAVED YARD AREA

7051 SW 21 Place, Davie, Florida

Land Parcel Size: 36,292 square feet RAC RTW Zoning

Warehouse Building Features

10,886 square feet
28' clear height
1 grade level overhead door
1 dock high overhead door
1,024 sf airconditioned office area
Storm Resistant Tilt Up Concrete Panel
and Twin T Roof Construction
Paved Parking Area

Paved Yard Area Features

Approximately ½ acre
Fully paved with drainage
Partially fenced
Easy Access

Extremely well-located in Central Broward County along I-595 in Davie with proximity to I-95, I-75, Florida Turnpike, State Road 7, Port Everglades, and Fort Lauderdale-Hollywood International Airport. Well-maintained industrial property that can be easily adapted for many different types of businesses. Built in 1980 and occupied by the current owners for their moving and storage business since that time.

Sale Price: \$4,850,000.00 Building Lease Rate: \$21.00 psf MG \$228,606 annual rent
Yard Area Lease Rate: \$60,000.00 annual rent

For more information or to tour the property please call or write to:

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Experience the power of market knowledge.