

OFFERING MEMORANDUM

Fort Lauderdale INDUSTRIAL BUILDING



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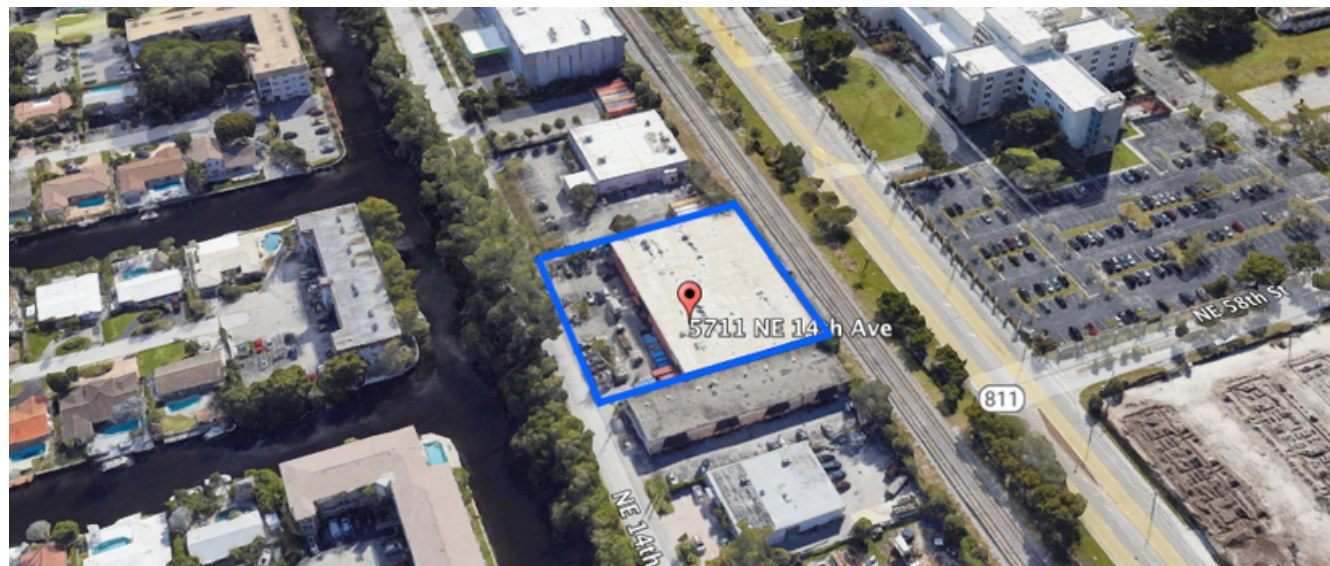


CONTENTS

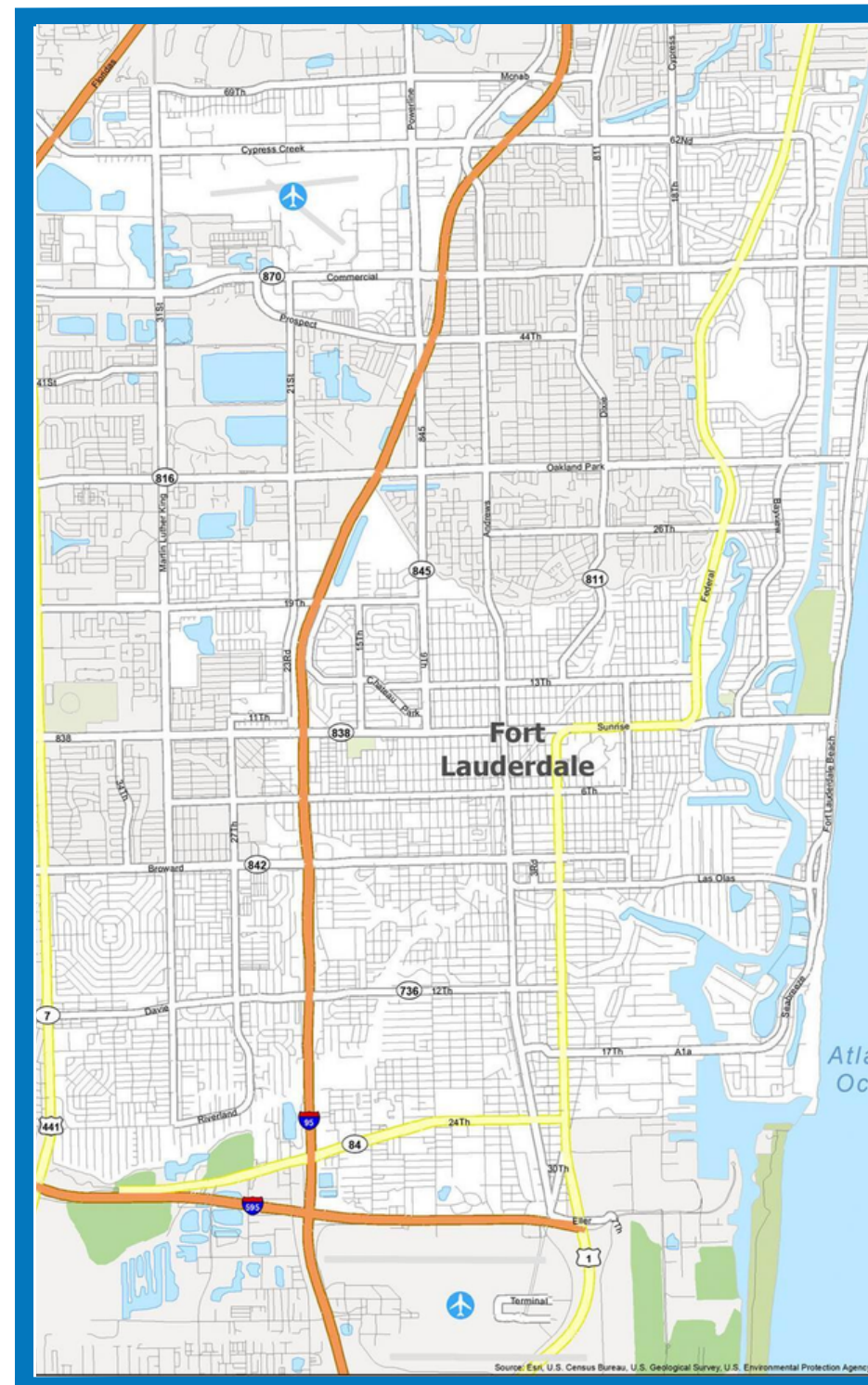
- 01** PROPERTY SUMMARY
- 02** PROCESS & PROPERTY TOURS
- 03** PHOTOS
- 04** CURRENT MARKET

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01 PROPERTY SUMMARY



LOCATION



PROPERTY HIGHLIGHTS

- ~26,100 Sqft
- 2 Dock doors, 1 ramp
- ~14' Clear
- FEC Railway potential spur
- 100% Fire Sprinklered
- ~3%-5% Office Space
- ~25% Warehouse/showroom Air conditioned
- GACO silicone sealed roof ~2 years ago
- ~2 minutes to I-95 via Cypress Creek Rd
- ~40 Parking Spaces
- Recertification Completed 2023
- Sale Price: \$7,000,000**
- Lease Rate: \$15 psf NNN + \$2.25 opex**

PROPERTY SUMMARY

ADDRESS:	5711 NE 14th Ave Fort Lauderdale, FL 33334
ZONING:	I - General Industrial
USE:	Light Manufacturing
BUILDING SIZE:	~26,100 SF
LAND:	37,458 SF
PERCENT LEASED:	MTM, Delivered Vacant
TENANCY:	Single/Multiple
PARCEL ID:	494211060190
BUILDING HEIGHT:	1 Story
YEAR BUILT:	1972
PARKING:	~40 Spaces

INVESTMENT SUMMARY

Trustone Realty Advisors is pleased to present for sale the property located at 5711 NE 14th Ave in Fort Lauderdale, Florida. This property has over three quarters of an acre with a total square footage of ~26,100.

The property is situated in the highly populated Broward county within the Miami metropolitan market. Its strategic location offers immediate proximity to I-95, Florida Turnpike, Dixie Hwy, Federal Hwy, and Commercial Blvd, providing exceptional transportation access. This presents a great opportunity to acquire a first-class site in a busy metropolitan area.

The property features a concrete industrial building, ~14' clear, with 2 dock doors, 1 ramp, and FEC railway potential spur. The southern ~25% of the building is air conditioned, ~3% of the building is true office space, and it is 100% fire sprinklered. There are 3 half bathrooms, a full bathroom, a break room, a show room, and 4 offices within. The site features ~200 SF facing Dixie Hwy, and is situated waterfront across from million dollar homes. The building is in excellent physical condition, and a new GACO silicone coating was recently applied to the roof.

Contact Trustone Realty Advisors today for more information or to schedule a viewing.

02 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.



03 PROPERTY PHOTOS





04 CURRENT MARKET



BROWARD COUNTY MARKET

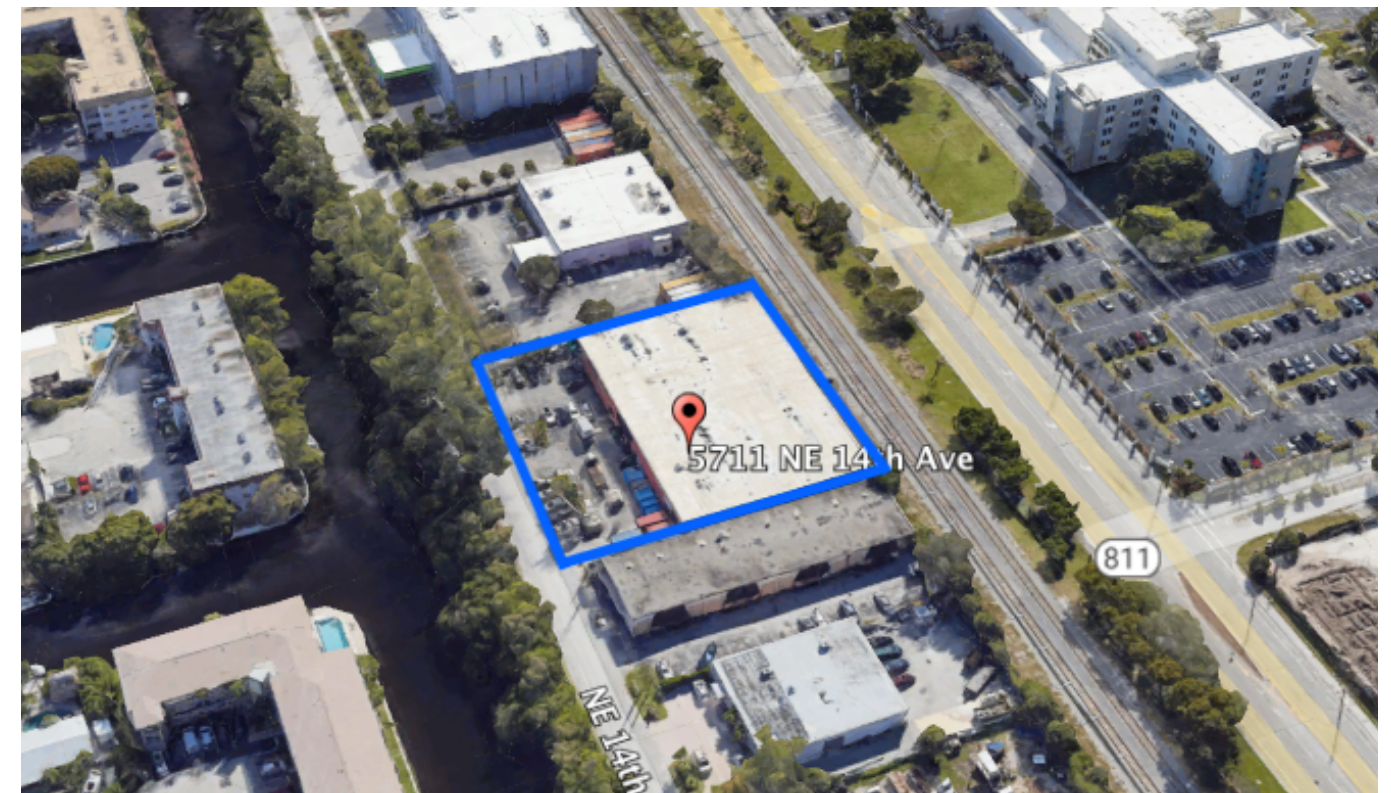
The Property is strategically located in Fort Lauderdale, in Broward County within the Miami Metropolitan Area. This market encompasses over 142 million square feet of Industrial space and boasts a low vacancy rate of 4.4%. Fort Lauderdale's tight market conditions have provided landlords with enough bargaining power to increase rents by 9.8% over the past 12 months, which ranks as the fifth strongest year-over-year rent growth among U.S. markets. New construction in the Broward market is relatively limited, with only approximately 8 million square feet in the pipeline, making it an increasingly infill market.

The Broward area is experiencing significant growth in both population and business activity. Population growth in Broward has now eclipsed two million people. It is the second most populous county in the state, and the 17th most populated county in the United States with continued growth. The labor force has grown 1.9% to 1.1 million with key growth industries in automotive, airline, retail, banking, medical, and real estate. The rental rates have steadily increased while vacancy has decreased presenting a great opportunity for a long term investment with rental income.

The Property benefits from convenient access to major highways and airports. Ideally located on Dixie Hwy in between both Cypress Creek Rd and Commercial Blvd. I-95 is about 2 minutes away, and Fort Lauderdale Airport is a short 17-minute drive, located approximately 12 miles away. Broward county is experiencing a booming tourist industry with nearly 10 million visitors each year, 2.4 million from other countries. Nearby amenities include restaurants, shops, stores, schools, parks, and major transportation.

Overall, the market conditions surrounding the property in the Broward county market are highly favorable. The Miami Metropolitan market as a whole is experiencing robust population and employment growth. With its prime location, excellent transportation access, and limited availability, this property presents a valuable opportunity for investors and businesses seeking a first-class office site in this thriving market.

PROPERTY AERIAL



MARKET AERIAL

