



# 3570

SW 49th Way  
Davie, FL 33314



\*Site Rendering

## SOUTH FLORIDA OUTDOOR STORAGE YARD FOR SALE OR LEASE

**4.60 AC Available**

Prime Location for Access to both Miami-Dade and Broward Counties

Broker:

**Chris Spear**

cspear@comreal.com  
(305) 807-7662

Broker:

**Pat McBride**

pmcbride@comreal.com  
(305) 619-2937

Owned & Managed by:



STONEMONT





## PROPERTY HIGHLIGHTS

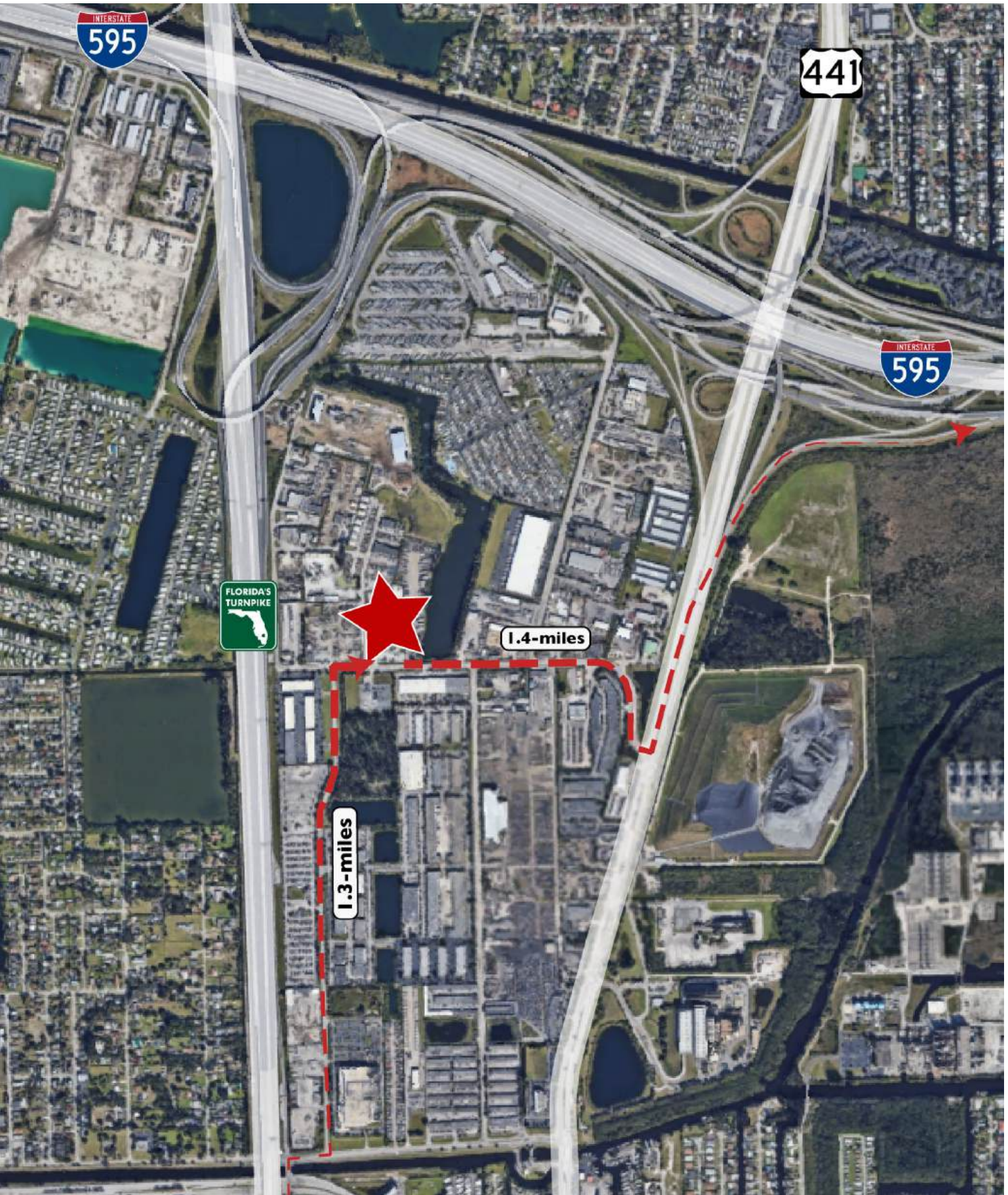
- 4.60 AC Site
- 3,358 SF Building
- Paved Concrete, fenced, and lit
- 2 points of gated ingress/egress
- **Zoning: M-4, Broward County**

## ZONING OVERVIEW

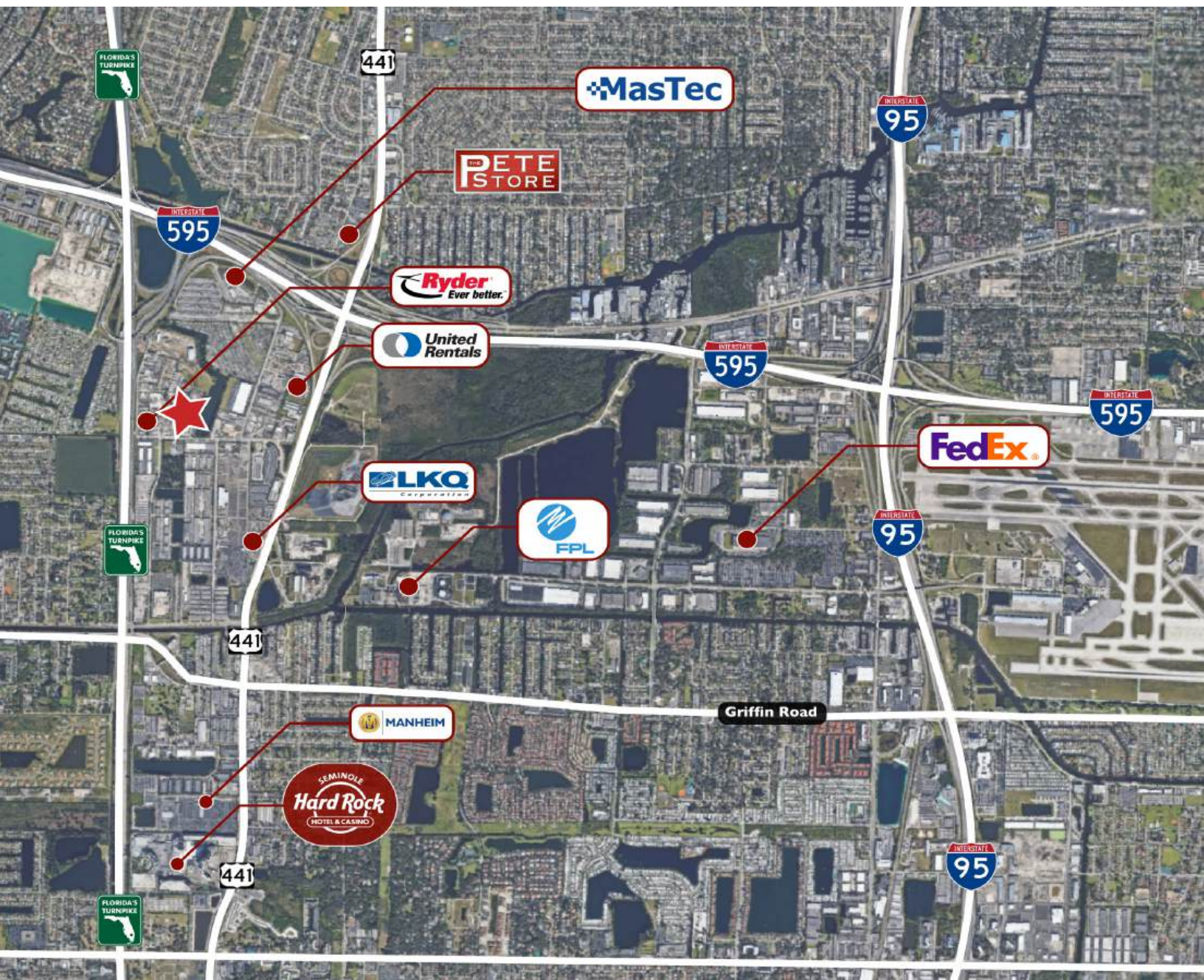
- Asphalt manufacturing from raw materials
- Automobile, truck, and recreational vehicle salvage
- Automobile, truck, and equipment repair
- Building and construction materials manufacturing and storage
- Contractor's outside storage yards
- Equipment rental and sales
- Hazardous materials storage
- Storage yards (operable vehicles, equipment)



## ACCESS POINTS

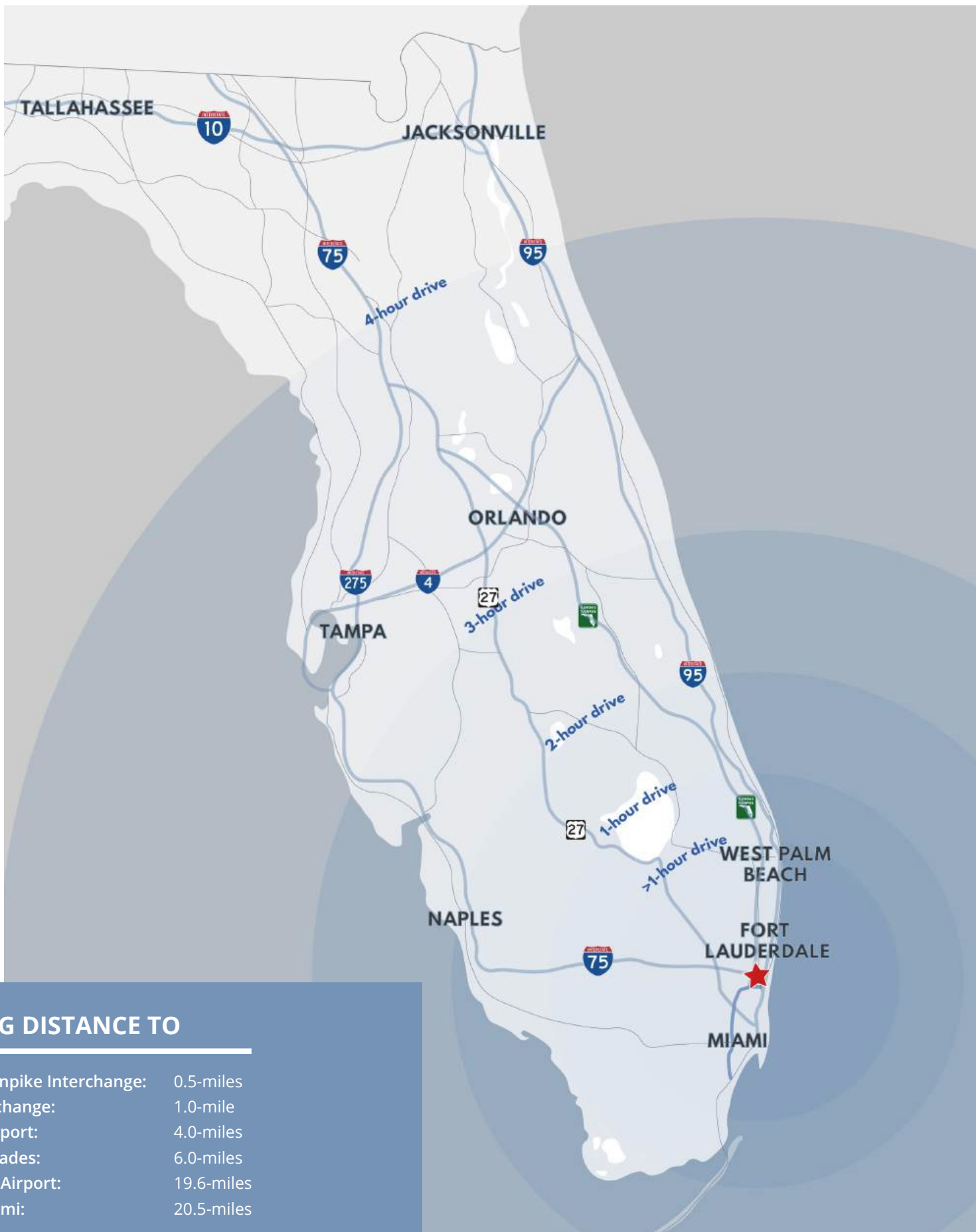






## NOTABLE BUSINESSES IN THE AREA DAVIE / FT LAUDERDALE





**DRIVING 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 of Miami:	20.5-miles



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