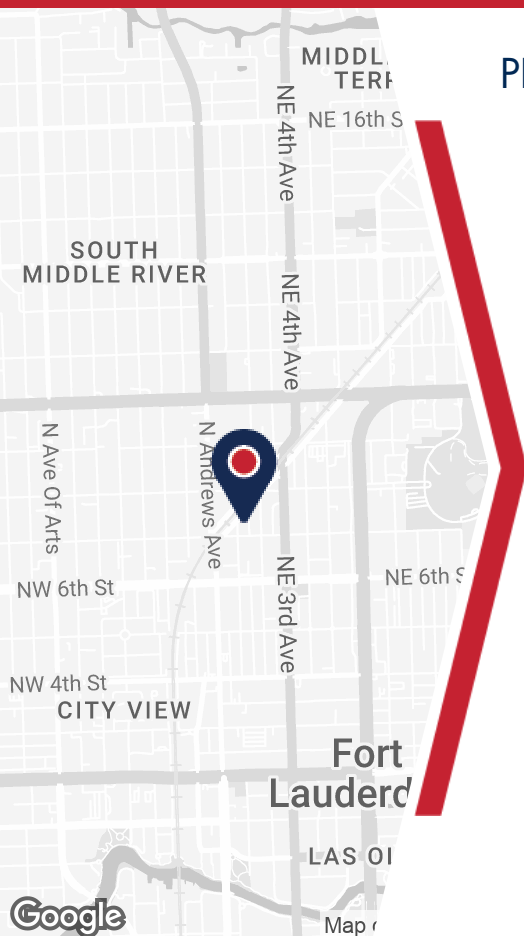


AIR CONDITIONED WAREHOUSE FOR LEASE

710-714 NE 1ST AVENUE FORT LAUDERDALE, FL 33304



## PROPERTY DETAILS

- Rare Downtown Industrial Space - 100% HVAC.
- Impact Windows And Storefront Doors.
- Grade Level O/H Door.
- Unit Contains Full Bathroom.
- Minutes From I-95 Via Sunrise Blvd, With Parking In Front & Rear.
- Close Proximity To Port Everglades And Ft. Lauderdale Airport.
- 2025 CAM Est. \$6.50/SF.

## ABOUT PROPERTY



### PRICE

\$23.50 SF/yr (NNN)



### YEAR BUILT

1974



### AVAILABLE SF

1,617



### PARKING

Private Spaces



### LOCATION

Fort Lauderdale, FL

For more information:

**Keith R. Graves, CCIM, SIOR**

954.652.2031 | Kgraves@Bergercommercial.Com  
bergercommercial.com

**Lawrence Oxenberg**

954.652.2017 | Loxenberg@Bergercommercial.Com



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### PROPERTY DESCRIPTION

Unit #712 available for lease. Bay is 1617 +/- Sq. Ft. and contains 2 private offices, restroom (with walk-in shower) and warehouse space. See photos and floor plan.

Rent From: \$23.50 PSF (NNN) + \$6.50 PSF CAM.

Flexible zoning.

Located in the heart of Flagler Village / Very walkable.

Clear Height @ 11'10"

Parking in front and rear

1 grade level O/H door (hurricane rated door and windows)

100% HVAC

Call leasing agent for details

### PROPERTY HIGHLIGHTS

- Rare downtown industrial space
- Impact windows and storefront doors
- Unit contains full bathroom
- Minutes from I-95 via Sunrise Blvd
- Close proximity to Port Everglades and Ft. Lauderdale airport

### OFFERING SUMMARY

Lease Rate:	\$23.50 SF/yr (NNN)
Available SF:	1,617 SF
Building Size:	4,851 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,152	5,314	16,041
Total Population	1,819	9,184	30,625
Average HH Income	\$91,619	\$93,396	\$100,162

For more information:

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ADDITIONAL PHOTOS



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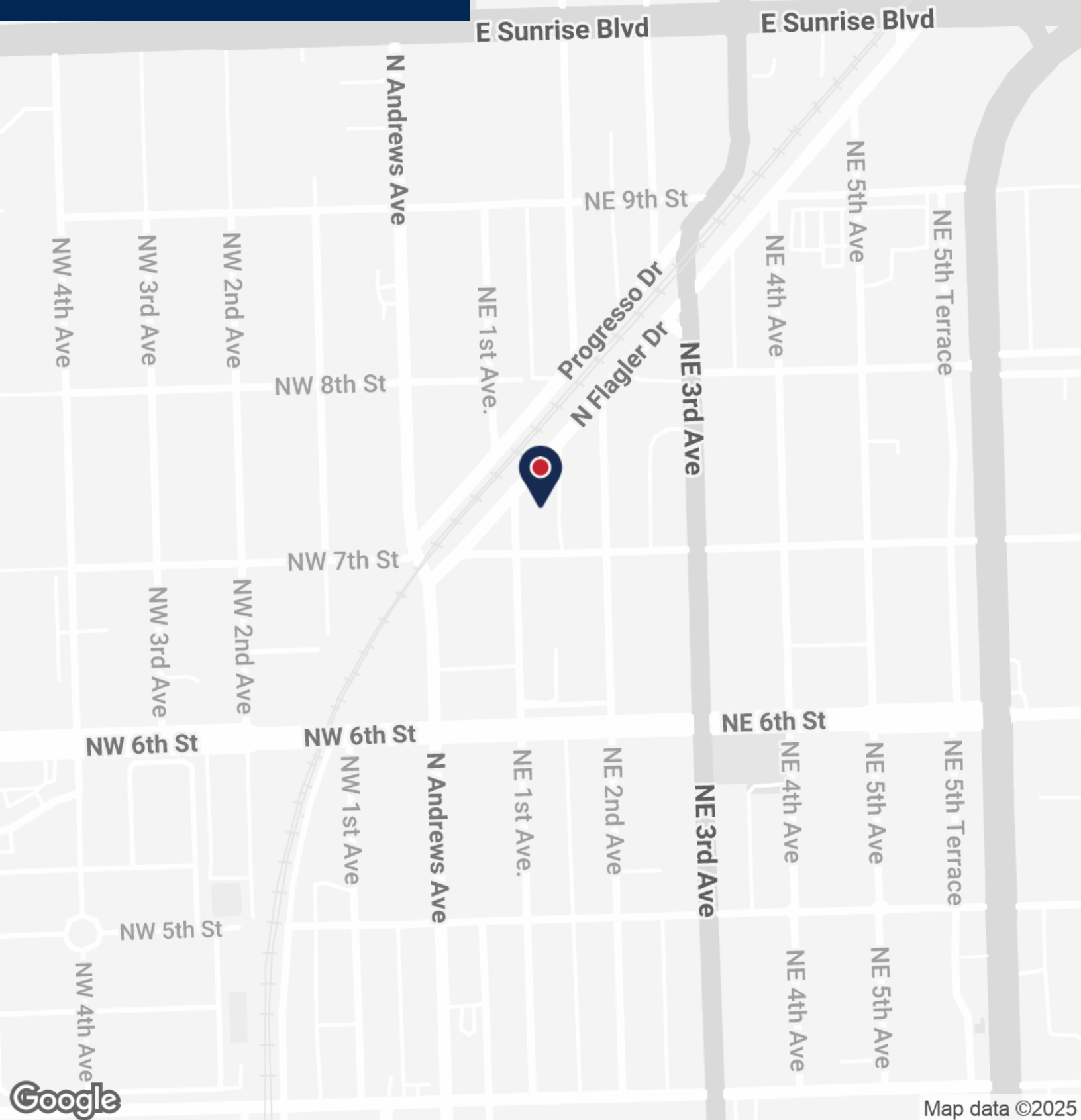
**CFRFAI**  
International

COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

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AIR CONDITIONED WAREHOUSE FOR LEASE

## LOCATION MAP



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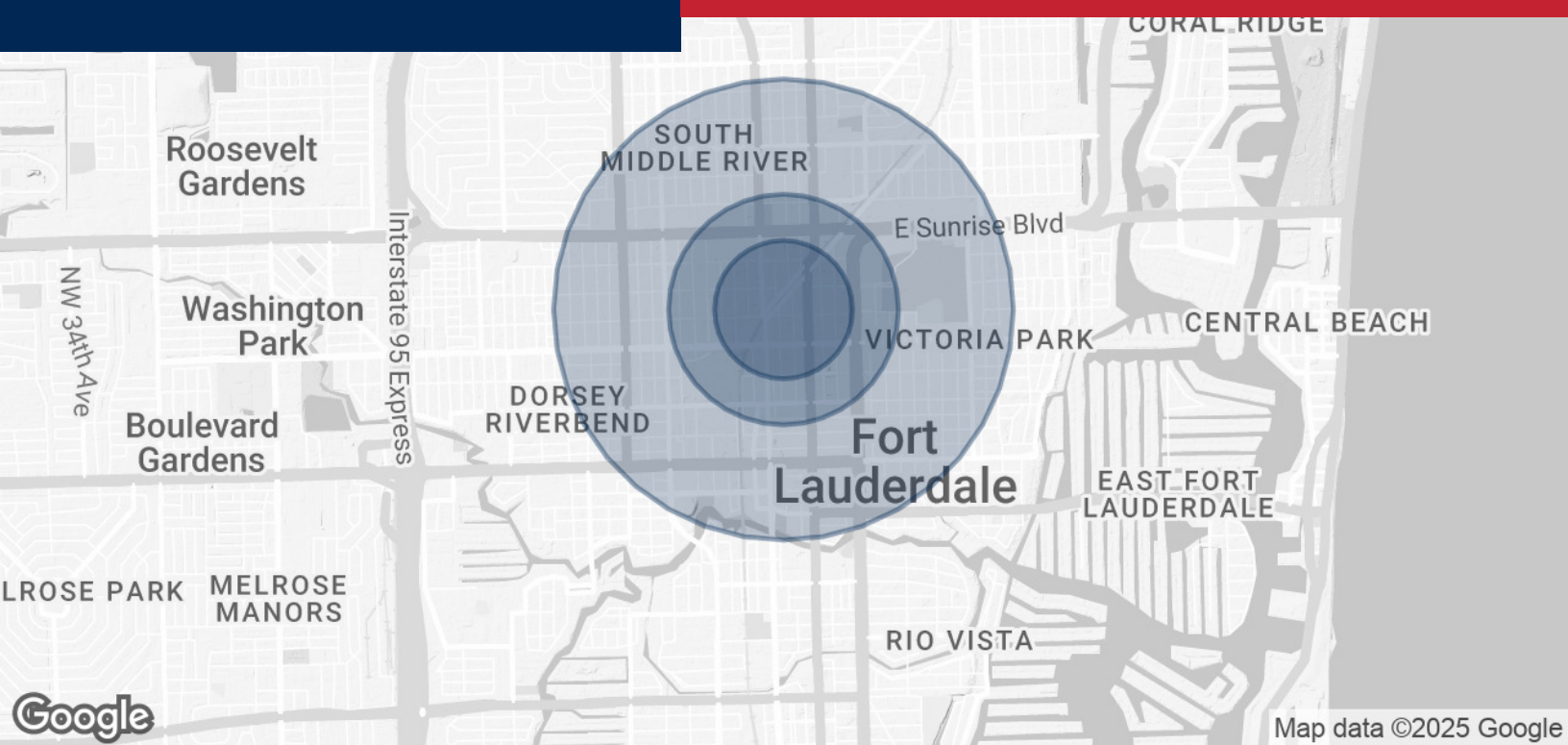
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,819	9,184	30,625
Average Age	38	38	41
Average Age (Male)	39	39	41
Average Age (Female)	38	37	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,152	5,314	16,041
# of Persons per HH	1.6	1.7	1.9
Average HH Income	\$91,619	\$93,396	\$100,162
Average House Value	\$524,253	\$599,604	\$571,043

Demographics data derived from AlphaMap

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