FOR SALE/LEASE

8,976 SF Freestanding Building with 100% Air Conditioning

921 NW 8TH AVE

Fort Lauderdale, FL 33311

PRESENTED BY:

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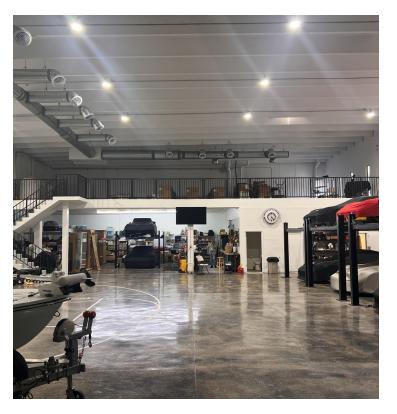
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PROPERTY SUMMARY





OFFERING SUMMARY

| SALE PRICE: | \$4,500,000 |
|----------------------|---------------------|
| BUILDING SIZE: | 8,976 SF |
| LEASE RATE: | \$21.00 SF/yr (NNN) |
| AVAILABLE SF: | 8,976 SF |
| LOT SIZE: | 13,500 SF |
| DOCK LEVEL LOADING: | One (1) |
| GRADE LEVEL LOADING: | Two (2) |
| CLEAR HEIGHT: | +/- 20′ |
| AIR CONDITIONING: | 100% |

PROPERTY DESCRIPTION

SVN Commercial Realty is pleased to announce the exclusive listing for 921 NW 8 Avenue, Fort Lauderdale, FL. This 8,976 square foot building has been totally renovated, including: new TPO roof, air conditioning, epoxy flooring, overhead doors, asphalt parking lot, fencing, electric gate and much more. Ideally located in east Broward county, 1.3 miles from I-95, 1.7 miles from Downtown Fort Lauderdale, 6.6 miles from Fort Lauderdale/Hollywood International Airport, 7.5 miles from the Fort Lauderdale Executive Airport. Possible uses include: man cave, manufacturing, flex warehouse, showroom, etc.

PROPERTY HIGHLIGHTS

• Office Area: +/- 800 SF

• Warehouse Area: +/- 6,000 SF

• Mezzanine Area: +/- 2,176 SF

• Fenced In Secure Parking Area

 Construction: Poured Concrete Walls with Concrete Twin "T" Roof System

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