

FOR LEASE

## Freestanding Flex Warehouse

711-713 NW 1st Street, Fort Lauderdale, FL 33311

### Joshua Johnnie

Vice President  
+1 954 652 4613  
Joshua.johnnie@colliers.com

### Colliers

200 E Broward Blvd  
Suite 1150  
Fort Lauderdale, FL 33431

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# Freestanding Flex Warehouse

711-713 NW 1ST STREET  
FORT LAUDERDALE, FL 33311

- Zoning: RAC-WMU and B3
- Folio: 5042 1020 0110
- Property Use: 48-01 Warehousing
- Single Story Office
- 100% HVAC
- Building Built in 1956
- Class B Building

## Property Highlights



±12,500 SF Freestanding Industrial/Flex Building



Parking: ±3.5/1,000SF (Concrete Fenced Yard)



Building Signage Available



4 large Grade-Level Loading Doors



±14,000 SF Parcel



Approximately 11'6" Height Ceiling



800 Amps; 280V Heavy Power

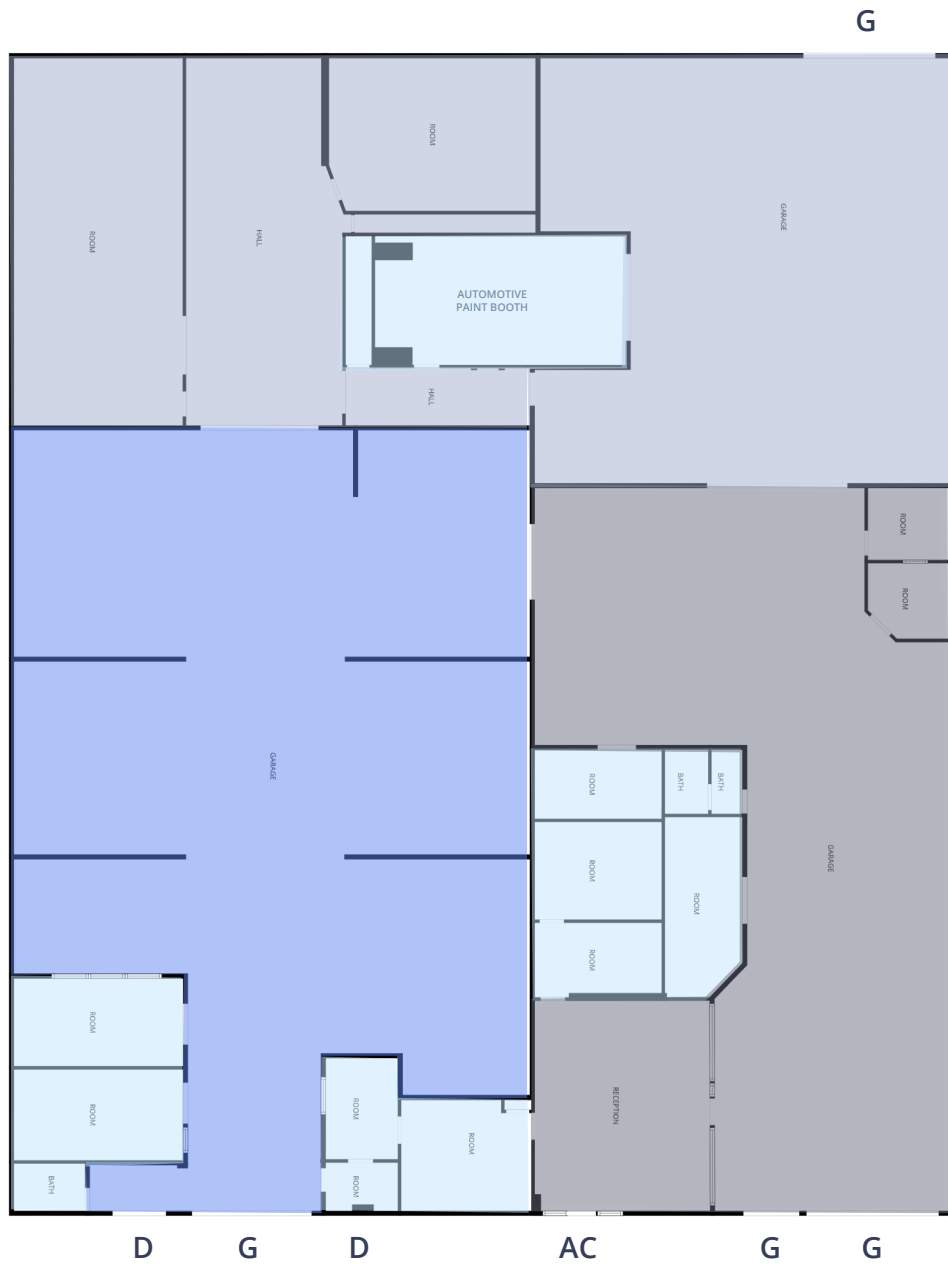


Automotive Paint Booth



Immediate Access to I-95, Broward Boulevard, and Sunrise Boulevard

# Floor Plan



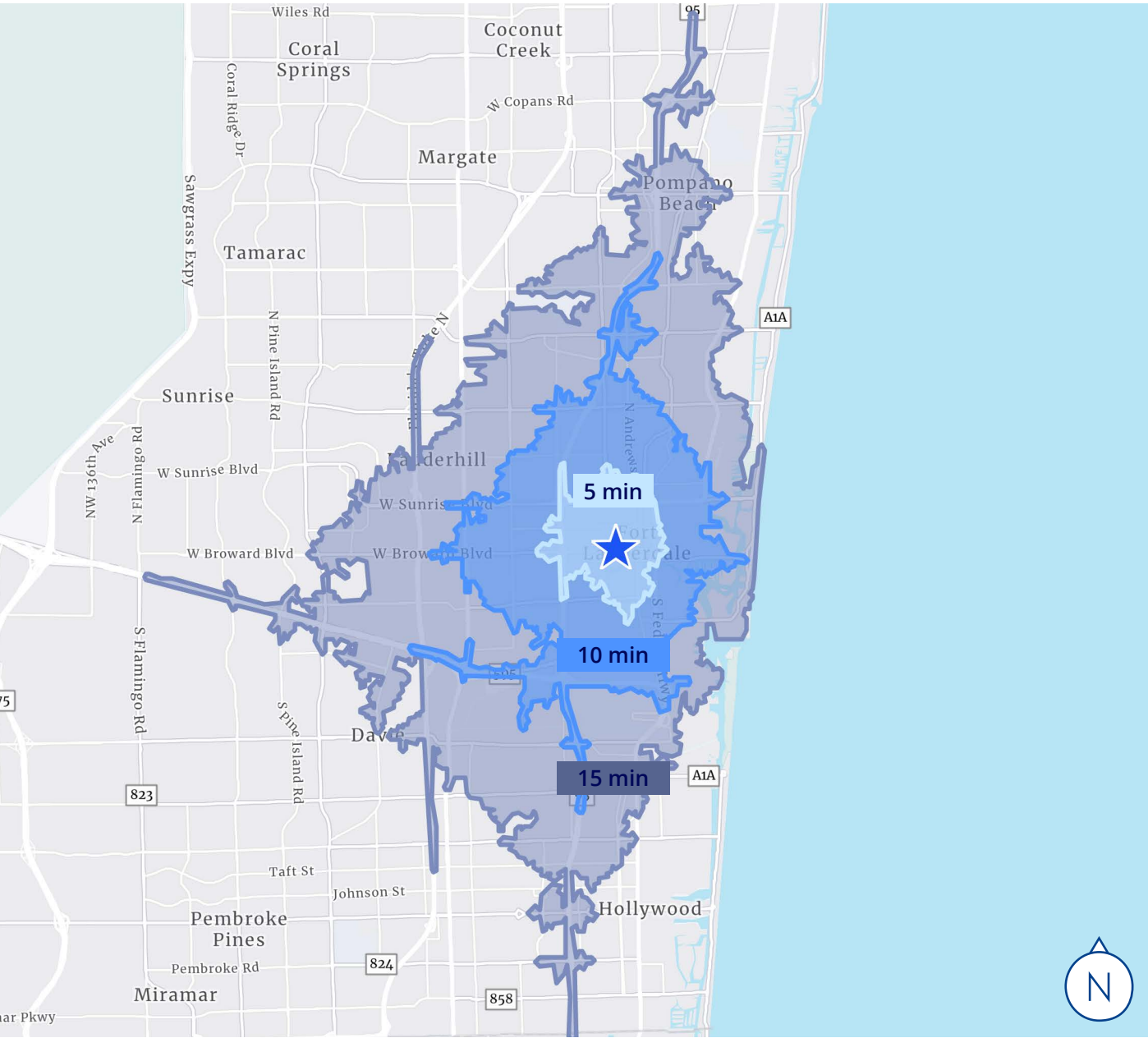
D - Door  
G - Grade door

## Property Features

- Located minutes from downtown Fort Lauderdale
- Close to I-95, Broward Blvd, & Sunrise Blvd.
- Secured and paved yard
- Located near Fort Lauderdale-Hollywood International Airport, Port Everglades
- Strong visibility in a high-demand industrial corridor.
- Flexible zoning allows for a wide variety of general industrial uses or distribution tenants

±12,500  
square feet  
available

# Drive Time Map



## Driving Distances

I-95 5 minutes

FL Turnpike 15 minutes

FLL Airport 16 miles

Port Everglades 18 miles



# Building Photos



For more information, contact:

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