

# 15 NW 9th Ave Fort Lauderdale, FL 33311



## Exclusive Offering Memorandum

Freestanding renovated warehouse | Owner-user opportunity | Redevelopment upside



## Rare freestanding warehouse in Fort Lauderdale

A completely renovated freestanding warehouse positioned minutes from Downtown Fort Lauderdale and I-95. This is not a typical industrial box - the property offers a polished showroom feel, functional warehouse bays, modern office build-out, and the flexibility to serve an owner-user, luxury auto collector, specialty business, or investor with future redevelopment upside.

The asset will be delivered vacant at closing, allowing a buyer to occupy immediately, lease at market, or reposition the property based on their business plan.

### BUILDING SIZE

**4,114 SF**

### LOT SIZE

**7,000 SF**

### PARKING

**14 Spaces**

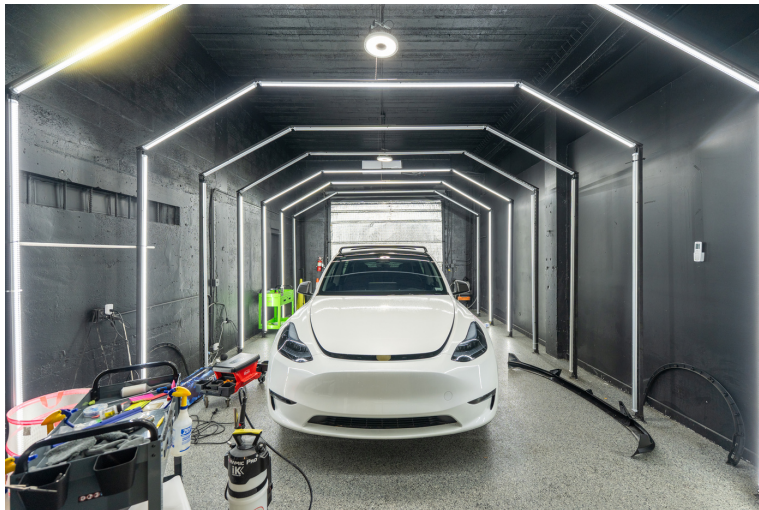
### DELIVERY

**Vacant**

## Why this asset stands out

- Freestanding building - a scarce format in a dense Fort Lauderdale corridor.
- Fully renovated interior with high-end presentation suitable for showroom, private auto storage, creative use, or specialty service business.
- Six-bay configuration with strong operational flexibility.
- Second-floor office and conference room with glass windows overlooking the warehouse floor.
- Reception area, three renovated bathrooms, epoxy flooring, and modern lighting.
- Brand-new electrical system and two brand-new A/C systems.
- Recently refurbished roof backed by a two-year warranty.
- Delivered vacant at closing - no leaseback or tenant delay.
- Located in an Opportunity Zone with RAC zoning and long-term redevelopment potential.

## Modern, functional, and presentation-ready



The warehouse area has the type of finish quality that broadens the buyer pool beyond traditional industrial users. The space can support automotive, showroom, production, storage, or specialty business operations while still presenting well to clients and customers.

## Built-out office space with clear visual connection to the wa



The reception area and second-floor office/conference room create a stronger front-of-house experience than most warehouse assets in this size range.

## Three clear buyer angles

### Owner-User Business

Ideal for a business that wants to own its real estate, control occupancy costs, and operate from a polished Fort Lauderdale location.

### Automotive Collector / Specialty Operator

The layout, bays, epoxy flooring, lighting, and office overlook make the property highly attractive for private auto storage, detailing, customization, or a man-cave style use.

### Investor / Redevelopment Buyer

Vacant delivery, RAC zoning, and Opportunity Zone positioning create both immediate-use value and long-term optionality.

# Property Snapshot

<b>Address:</b>	15 NW 9th Ave, Fort Lauderdale, FL
<b>Building Size:</b>	4,114 SF
<b>Lot Size:</b>	7,000 SF
<b>Year Built:</b>	1959 (Renovated)
<b>Parking:</b>	14 spaces
<b>Delivery:</b>	Vacant at closing
<b>Zoning:</b>	RAC / B-3 referenced in prior OM
<b>Opportunity Zone:</b>	Yes

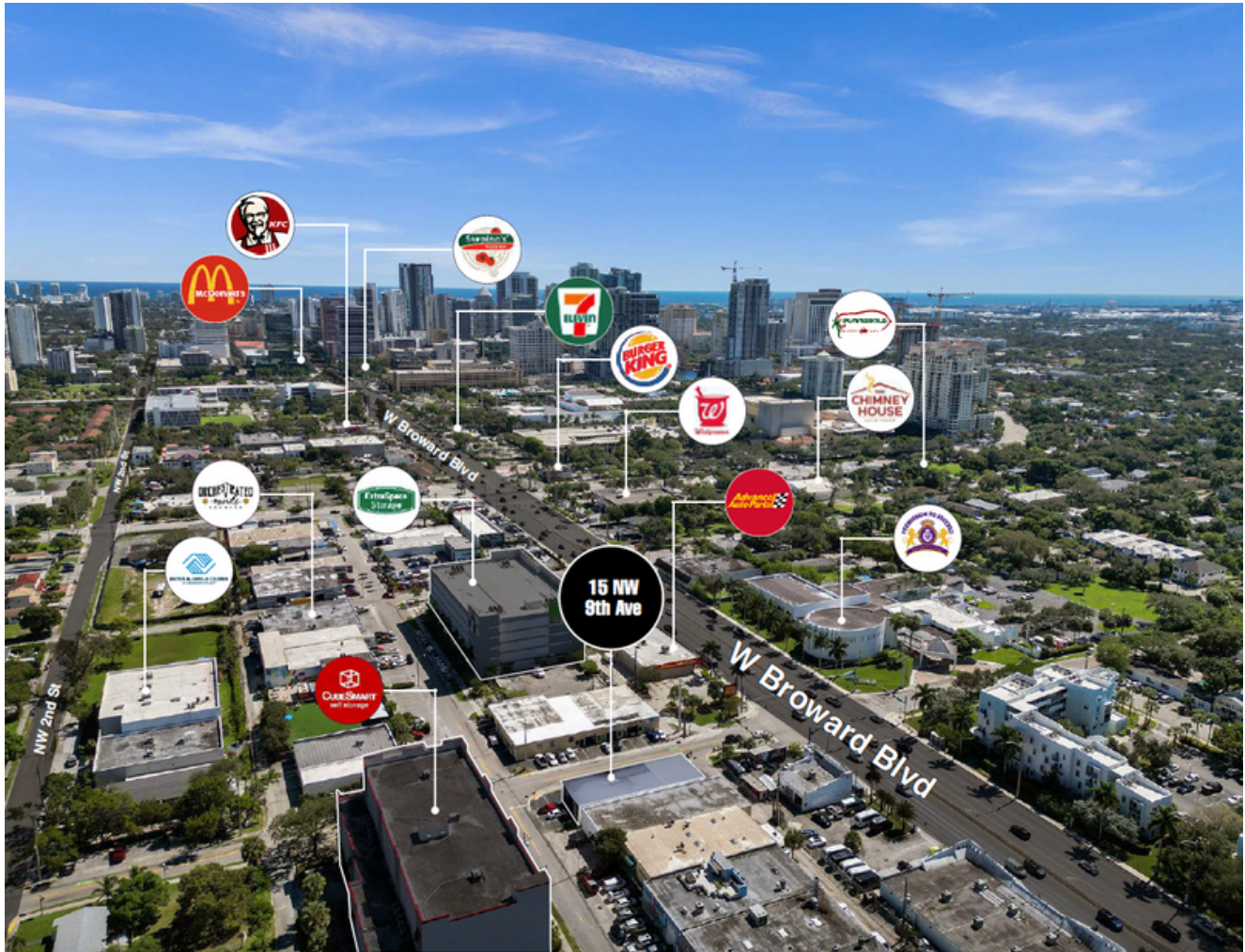
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## Financial Context

- Last lease referenced for context only: \$40/SF, approximately \$164,560 annually.
- Owner vacating at closing.
- 2025 property taxes: \$24,708.
- Vacant delivery allows the buyer to occupy, lease, or reposition immediately.

# Prime Fort Lauderdale location

The property is surrounded by national retailers, dining, and essential services with fast access to Downtown Fort Lauderdale, I-95, Las Olas, Brightline, Port Everglades, and Fort Lauderdale-Hollywood International Airport.



## Immediate utility with long-term optionality

The current improvements create a strong owner-user or investor opportunity today, while the RAC zoning and Opportunity Zone location offer a separate layer of long-term strategic value. A buyer can use the asset immediately while preserving optionality for a future redevelopment or adaptive reuse strategy.

- Rare freestanding building format
- Vacant delivery at closing
- Flexible warehouse / showroom / office configuration
- Opportunity Zone positioning
- RAC zoning referenced by seller for redevelopment upside



**15 NW 9th Ave**  
**Fort Lauderdale, FL**

## **Contact Information**

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