

FOR LEASE

Heavy Industrial Warehouse with Outside Storage

2601 NW 55TH COURT

Fort Lauderdale, FL 33309

PRESENTED BY:

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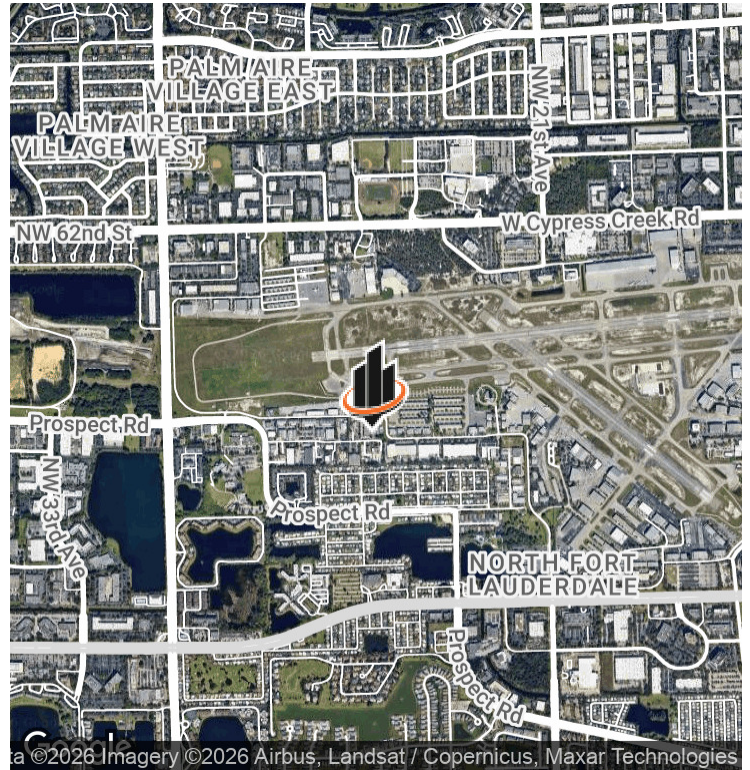
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9,500/Month (NNN)
AVAILABLE SF:	3,935 SF
LOT SIZE:	+/- .58 Acres
TOTAL WAREHOUSE SF:	3,135 SF
TOTAL OFFICE SF:	800 SF
ZONING:	I-2 Heavy Industrial (City of Tamarac)
MARKET:	Broward
SUBMARKET:	Central Broward, Next to Fort Lauderdale Executive Airport
APN:	4942 14 01 0050

PROPERTY DESCRIPTION

Hard to find industrial land with warehouse and office buildings. Property features two buildings totaling 3,935 square feet on .58 acres. Just off Prospect Road with easy access to I-95, the Florida Turnpike and the Fort Lauderdale Executive Airport. I-2 zoning primarily allows for heavy industrial with potentially noxious impacts, heavy truck traffic, or outdoor storage and operations. This includes uses like heavy manufacturing, storage, major freight terminals, waste and salvage operations, distribution centers, and processing.

PROPERTY HIGHLIGHTS

- Warehouse A: +/- 3,135 SF
- Office Building B: +/- 800 SF
- Grade Level Loading at Warehouse
- 14' Clear Height in Warehouse
- Overhead Doors: (1) 20' W x 12' H, (2) 10' W x 12' H
- Fenced and Secured

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