

FOR SALE

FLEX WAREHOUSE WITH YARD

2600 SW 3rd Ave, Fort Lauderdale, FL 33315



 **LEE &
ASSOCIATES**
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EXECUTIVE SUMMARY

SECURE, VERSATILE SPACE WITH PRIME FORT LAUDERDALE ACCESS

Lee & Associates presents a versatile flex building located at 2600 SW 3rd Avenue in Fort Lauderdale just minutes from Port Everglades and Hollywood International airport. The property consists of approximately 6,000 SF total leasable office and industrial space on a contiguous 0.73 acre assemblage ideal for a range of businesses seeking to be in the heart of Fort Lauderdale. The property features multiple ingress and egress access points across three different streets, fully gated outdoor storage yard space and parking, as well as an additional 2,200 SF of bonus shade structure over the loading and staging area of one of the warehouse buildings. This asset lends itself perfect for an owner user looking to be within immediate proximity to Port Everglades and Hollywood International Airport.



For more information, please contact one of the following individuals:

MARKET ADVISORS

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ASKING: \$4,350,000.00



OFFICE/WAREHOUSE/IOS YARD

- ±6,000 SF combined building size
- 0.73-acre five-parcel assemblage
- Grade level loading doors
- Fully fenced & paved IOS Yard
- Recent seal coat & striping
- East IOS & North Building are leased
- South Building is vacant



EAST IOS & NORTH BUILDING:

- FULLY LEASED
- 1,300 SF office/retail
- 1,000 SF warehouse

SOUTH BUILDING:

- VACANT
- 3,800 SF office
- 550 SF warehouse
- 2,200 SF shade structure (bonus space)



LOCATION:

0.6 mi to US-1
1.4 mi to I-595
1.5 mi to I-95
1.2 mi to FLL Int'l Airport Cargo
1.5 mi to Port Everglades

PROPERTY AERIAL OVERVIEW



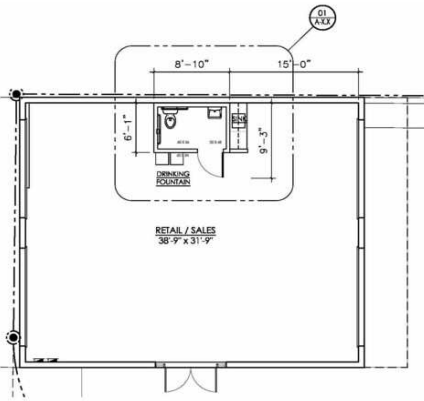
VERSATILE PROPERTY LAYOUT



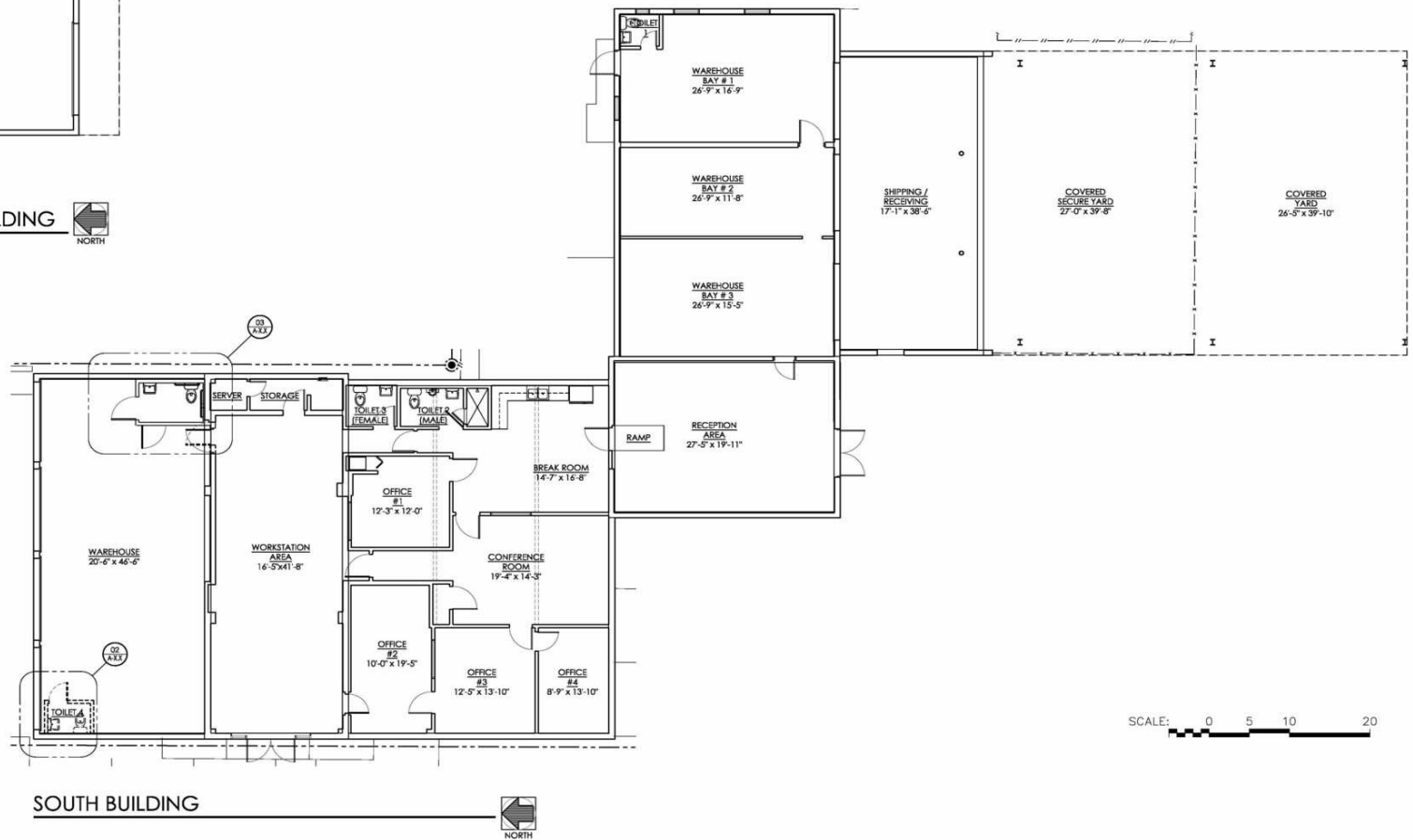
FUNCTIONAL OFFICE SPACES



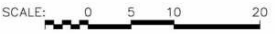
FLOOR PLAN



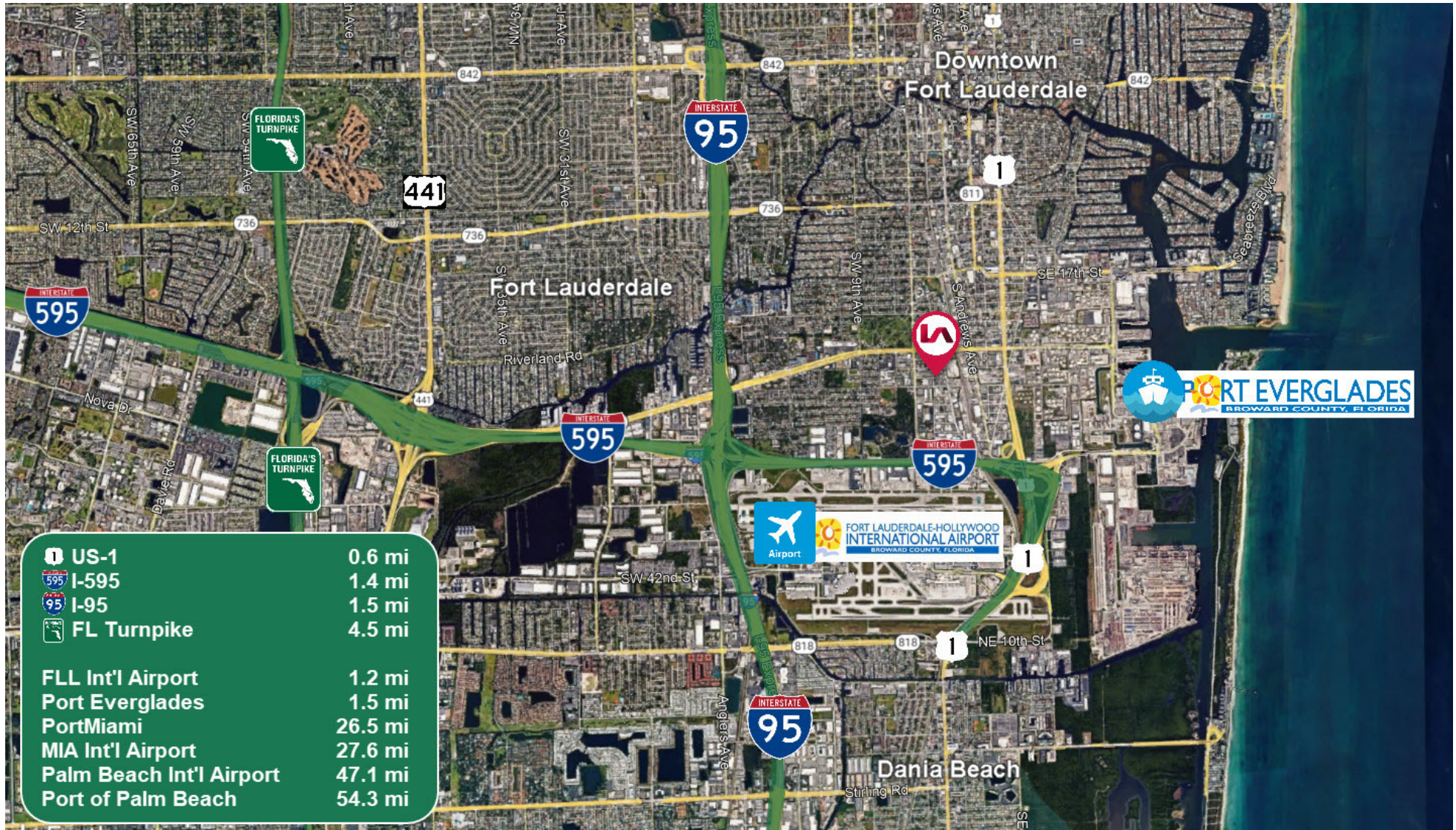
OUT PARCEL NORTH BUILDING



SOUTH BUILDING



EXCEPTIONAL CONNECTIVITY



MEET THE TEAM



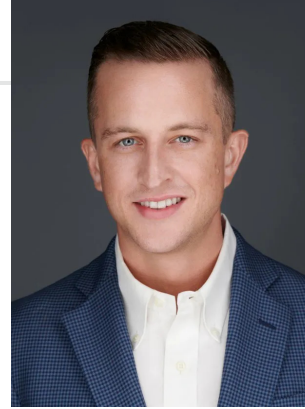
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All estimates of market rents, projected rents, or financial performance are subject to change and may differ materially from actual results. The inclusion of such estimates does not imply that rents can be achieved or increased to those levels. Parties must evaluate all applicable contractual obligations, governmental regulations, market conditions, vacancy factors, and other relevant considerations when determining rents or financial performance.

Legal matters should be reviewed with a qualified attorney. Tax matters should be discussed with a certified public accountant or tax attorney. Title matters should be reviewed with a title officer or attorney. Questions regarding property condition or compliance with governmental requirements should be addressed with appropriate engineers, architects, contractors, consultants, and governmental agencies. All properties and services are marketed by Lee & Associates South Florida in compliance with all applicable fair housing and equal opportunity laws.

This material is not intended to be an appraisal of the property's market value. If an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to comply with the Uniform Standards of Professional Appraisal Practice (USPAP).

