

◆ RARE INDUSTRIAL LAND OPPORTUNITY

The only industrial-zoned vacant land in the Executive Airport / Cypress Creek corridor.

A cleared, fenced and stabilized **hard-corner parcel** in the heart of Uptown Fort Lauderdale — with development upside and interim-income flexibility.

1150 NW 55th Street, Fort Lauderdale, FL 33309

Uptown Fort Lauderdale · Broward County · Folio 4942-16-10-0100

OFFERED AT

\$1,200,000



\$1.2M

ASKING · ~\$69/SF

17,477 SF

0.40 ACRES

"I"

GENERAL INDUSTRIAL

Corner

DUAL-FRONTAGE LOT

◆ THE OPPORTUNITY

01 RARE INVENTORY

The only industrial-zoned vacant property available in the Executive Airport / Cypress Creek corridor.

02 CLEARED & STABILIZED SITE

Fenced, screened and usable from day one, with a wide range of industrial uses permitted by right — see reverse for the full list.

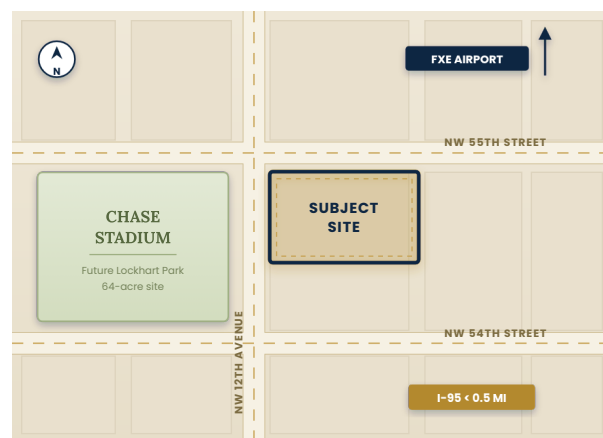
03 LANDMARK ADJACENCY

Directly across from the future Lockhart Park, part of the 64-acre Lockhart / Chase Stadium redevelopment.

04 FLEXIBLE ECONOMICS

Development opportunity, or interim income from yard, parking & outdoor-storage operators from day one.

◆ THE CYPRESS CREEK CORRIDOR



SUBJECT SITE AT NW 12TH AVE & NW 55TH ST

IDEAL FOR DEVELOPERS · OWNER-USERS · INVESTORS · INDUSTRIAL OPERATORS · LAND BANKING

◆ PROPERTY HIGHLIGHTS

- ✓ Approx. **17,477 SF (0.40 AC)** — fenced & development-ready
- ✓ **Hard corner** at NW 12th Ave & NW 55th St — dual frontage
- ✓ Zoned **"I" General Industrial** — widest range of uses by right
- ✓ Flexible site — **owner-user, investment** or interim yard income
- ✓ **Compacted gravel** surface — usable from day one
- ✓ **Under ½ mile to I-95** · Turnpike & Cypress Creek minutes away
- ✓ Across from **future Lockhart Park** (64-acre stadium site)
- ✓ **Next to** Fort Lauderdale Executive Airport (FXE)

General Industrial "I" District

1150 NW 55th Street, Fort Lauderdale, FL 33309 · Folio 4942-16-10-0100

\$1,200,000

Permitted uses summarized from the **City of Fort Lauderdale ULDC Sec. 47-7.10** — General Industrial (I) District.

HIGHEST-DEMAND USES AT THIS SITE

PERMITTED BY RIGHT

- ✔ Storage Yard
- ✔ Outdoor Storage (47-19.9)
- ✔ Towing Service
- ✔ Building Supplies & Equipment
- ✔ Self Storage Facility
- ✔ Contractor's Yards
- ✔ Truck Sales & Rental
- ✔ Lumber Yards
- ✔ Warehouse Facility
- ✔ Industrial Machinery & Equipment
- ✔ Automotive Sales & Rental
- ✔ Camper & Trailer Sales/Rental

Outdoor storage of goods & materials governed by ULDC Sec. 47-19.9. Self-storage facility uses subject to Sec. 47-18.29.

◆ COMPLETE LIST OF PERMITTED USES — GENERAL INDUSTRIAL (I)

1 AUTOMOTIVE, AIRCRAFT & WATERCRAFT

- ◆ Automotive Detailing, Alarms & Window Tinting
- ◆ Automotive Service Station
- ◆ Automotive Repair Shop (incl. major repair)
- ◆ Automotive Sales & Rental (new or used)
- ◆ Aircraft Sales, Service & Repair
- ◆ Mobile Homes — sales, service, repair
- ◆ Recreation Campers & Trailers — Sales/Rental
- ◆ Towing Service
- ◆ Truck Sales & Rental (new or used)
- ◆ Sailmaking
- ◆ Watercraft Repair Shop
- ◆ Watercraft Sales & Rental (new or used)

2 MANUFACTURING / PROCESSING

- ◆ Apparel, Textile, Canvas & related uses
- ◆ Automotive, Trucks & Mobile Homes
- ◆ Contractor's Yards
- ◆ Industrial Machinery & Equipment
- ◆ Animal Feed from refuse / mash / grain
- ◆ Stone, Clay, Concrete or Glass products
- ◆ Meat Packing Plants, Stock or Slaughter Yards
- ◆ Process & assembly of prepared materials

3 PUBLIC PURPOSE FACILITIES

- ◆ Active & Passive Park
- ◆ Police & Fire Substation
- ◆ Freight & Rail Terminal
- ◆ Communication Towers, Structures & Stations

4 STORAGE FACILITIES

- ◆ Automotive Wrecking & Salvage / Junk Yards
- ◆ Lumber Yards (Sec. 47-19.9)
- ◆ Self Storage Facility (Sec. 47-18.29)
- ◆ Storage Yard
- ◆ Warehouse Facility

5 WHOLESALE SALES / RENTAL

- ◆ Building Supplies, Materials & Equipment
- ◆ Plumbing Equipment
- ◆ Pump & Well
- ◆ Restaurant & Hotel Equipment
- ◆ Sign
- ◆ Swimming Pool & Pool Supplies

6 ACCESSORY USES (SEC. 47-19)

- ◆ Automotive Service Station (accessory)
- ◆ Outdoor Storage of goods & materials (47-19.9)

7 URBAN AGRICULTURE

- ◆ Urban Agriculture (Sec. 47-18.41)

◆ CONDITIONAL USES (subject to Sec. 47-24.3 approval)

Marina · Marine Service Station · Shipyard · Tugboat Service · Acid / Asphalt / Cement / Fertilizer / Explosives / Plastics—Rubber—Leather Mfg · Private Recycling Facility · Radio / TV / Motion-Picture Production · Food Distribution Center · Fuel & Petroleum Storage

◆ CODE NOTES

- (A) Wholesale sales of products only.
- (B) Retail / office permitted only as accessory to manufacturing, processing, assembly, maintenance, repair or warehousing.
- (C) Industrial use within 300 ft of residential is subject to a Conditional Use Permit (Sec. 47-24.3).

◆ ACROSS FROM **LOCKHART / CHASE STADIUM** NEXT TO **FXE AIRPORT** I-95 < **0.5 MI** TURNPIKE ~**2 MI** PORT EVERGLADES ~**10 MI**

Information deemed reliable but not guaranteed. Asking price subject to change. Buyer to independently verify zoning, dimensions, permitted uses, fees and entitlements with the City of Fort Lauderdale. Use list summarized from ULDC Sec. 47-7.10. Not an offer or representation of suitability for any specific use.