

340 SW 21ST TERRACE

Fort Lauderdale, FL 33312

Industrial
Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

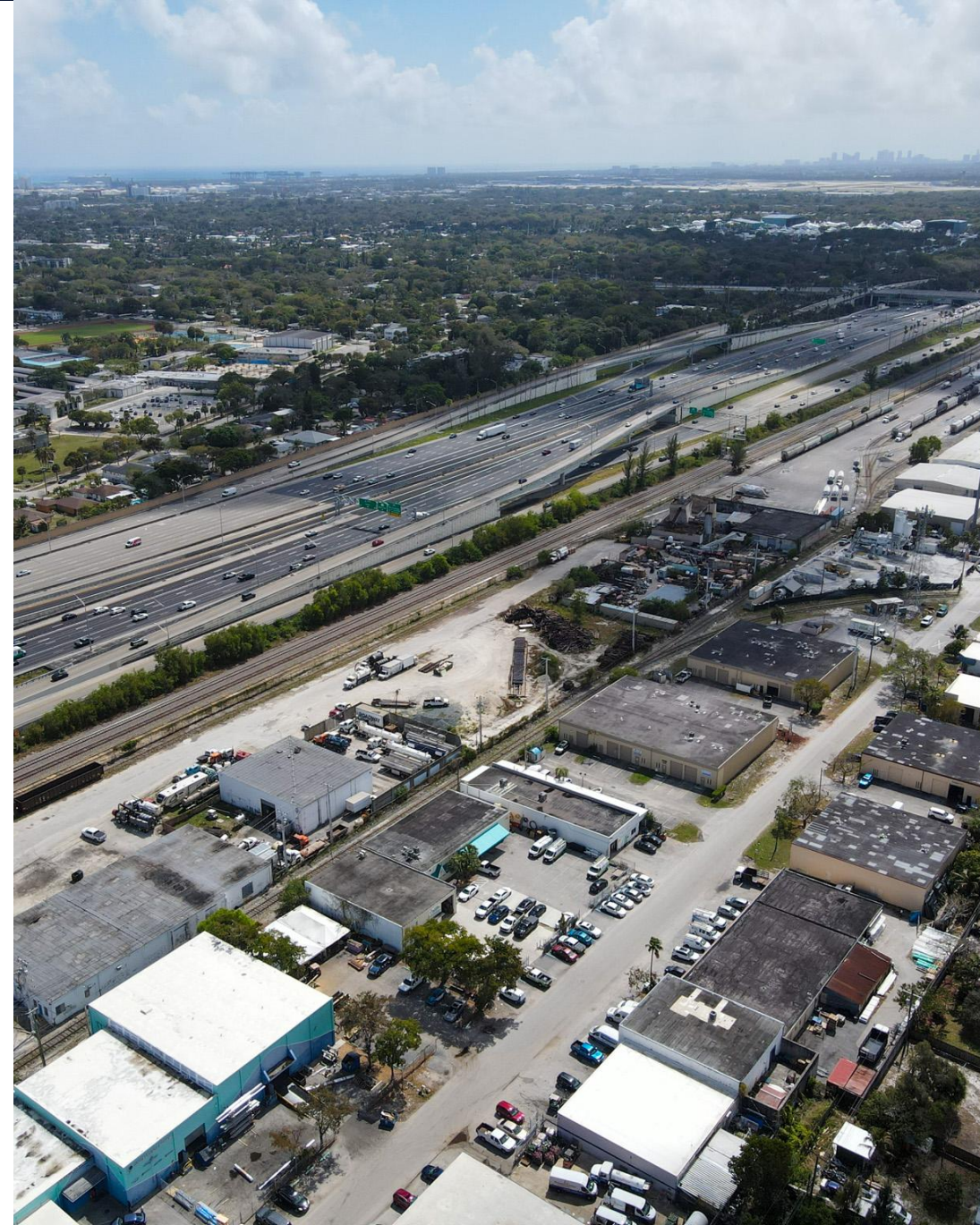
340 SW 21st Terrace
Fort Lauderdale, FL 33312



INVESTMENT HIGHLIGHTS

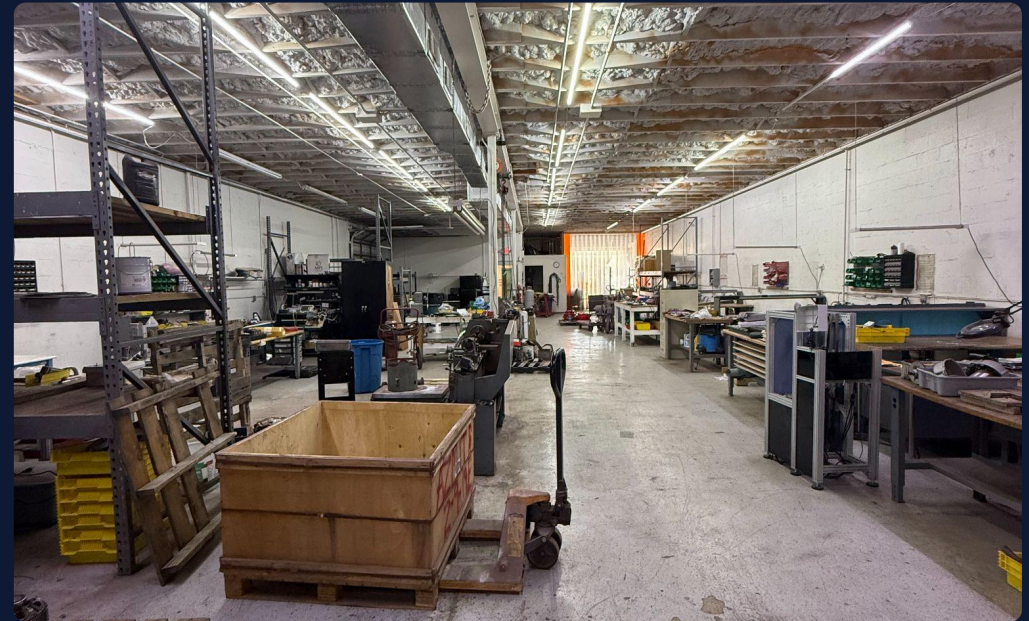
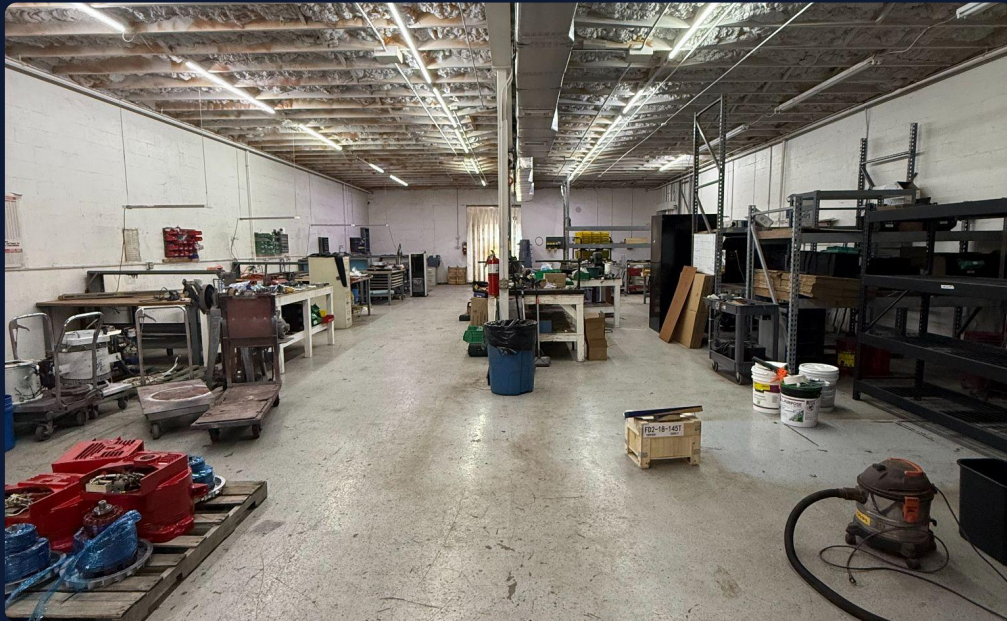
Property Highlights

- **Vacant Upon Sale** – The property will be delivered 100% vacant, providing a prime opportunity for an owner-user to immediately occupy the space or for an investor to lease at current market rents in a strong performing industrial submarket.
- **Exceptional Transit Connectivity** – Strategically located just minutes from I-95, I-595, Fort Lauderdale–Hollywood International Airport, and Port Everglades, offering unmatched access for logistics, transportation, and service-based businesses.
- **General Industrial (I) Zoning** – Allows for a wide range of industrial and commercial uses including warehousing, distribution, light manufacturing, contractor operations, equipment storage, and service-related businesses.
- **Infill Fort Lauderdale Location** – Situated within one of Broward County's most established industrial corridors, the property benefits from strong surrounding industrial tenancy and continued demand driven by population growth and trade activity.



INTERIOR PHOTOS

340 SW 21st Terrace
Fort Lauderdale, FL 33312



FINANCIAL SUMMARY

\$1,395,000

List Price

\$298.20

Price/SF

\$248.13

Price/SF with Overhang

Vacant

Sale Type

Property Summary

Address	340 SW 21st Ter Fort Lauderdale, FL 33312
Enclosed Building SF	± 4,678
Overhang	± 944
Acreage	± 0.16
Clear Heights	± 12'
Grade-level Doors	5 - 10'x10'
Coverage Ratio	67.12%
Year Built	1961
Zoning	I
40-Year Inspection	Completed



ARIEL PHOTO

340 SW 21st Terrace
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MARKET OVERVIEW

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FORT LAUDERDALE, FL

Market Demographics



182,000
Total Population

\$69,000
Median HH Income

83,000
of Households

46.0%
Homeownership Rate

98,000
Employed Population

38.0%
% Bachelor's Degree

42.5
Median Age

\$475,000
Median Property Value

Local Market Overview

Fort Lauderdale is a core coastal city within South Florida and functions as a major commercial, employment, and lifestyle center for northern Miami-Dade and central Broward County. The city benefits from a diversified economic base anchored by tourism, international trade, marine industries, healthcare, financial services, and professional business operations. Fort Lauderdale-Hollywood International Airport and Port Everglades provide critical infrastructure support, facilitating both global commerce and sustained visitor demand, which continue to drive employment growth and consumer spending across the market.

The local economy is further strengthened by steady population growth, favorable demographic trends, and continued in-migration from higher-cost urban and coastal markets across the Northeast and West Coast. Fort Lauderdale attracts a highly educated workforce, supported by nearby universities, professional training centers, and a robust white-collar employment base. This concentration of skilled labor contributes to above-average household incomes and reinforces long-term housing demand, particularly for well-located residential and mixed-use assets.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,777	75,130	172,453
Current Year Estimate	4,670	70,249	153,695
2020 Census	4,423	59,514	112,549
Growth Current Year-Five-Year	2.29%	6.95%	12.20%
Growth 2020-Current Year	5.58%	18.04%	36.56%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,666	30,972	68,850
Current Year Estimate	1,567	28,157	59,878
2020 Census	1,558	23,281	43,389
Growth Current Year-Five-Year	6.29%	10.00%	14.98%
Growth 2020-Current Year	0.61%	20.94%	38.00%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$55,674	\$62,500	\$81,317



Local Market Overview

Fort Lauderdale sits within the center of the South Florida tri-county region (Miami-Dade, Broward, and Palm Beach), one of the largest metropolitan economies in the United States. Broward County is home to more than 1.9 million residents and continues to benefit from steady population growth and domestic migration.

The city's location between Miami and Palm Beach provides access to a regional population exceeding 6 million residents. Regional connectivity is supported by Interstate 95, Florida's Turnpike, and Brightline high-speed rail, which strengthen access to major employment centers throughout South Florida.

Strong demographic trends and continued business migration have supported sustained investment across multiple commercial real estate sectors. As a result, the Fort Lauderdale market continues to attract institutional capital seeking exposure to South Florida's long-term population and employment growth.

Economic Drivers

Tourism remains a significant contributor to the regional economy, with Greater Fort Lauderdale attracting more than 13 million visitors annually. The market's coastal amenities, convention activity, and international accessibility support strong hospitality, retail, and service-sector employment.

Healthcare and higher education institutions represent major employment anchors across Broward County. Leading systems such as Broward Health and Cleveland Clinic Florida employ thousands of professionals and support a broad network of medical offices, research facilities, and related services.

The region has also experienced notable corporate expansion across technology, finance, and professional services sectors. Major employers including Citrix Systems and AutoNation contribute to a growing white-collar employment base and continued economic diversification.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 340 SW 21st Ter, Fort Lauderdale, FL, 33312 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.