

Freestanding Industrial w/ Yard | For Lease

1636 NE 12th Terrace, Fort Lauderdale, FL 33305



PROPERTY HIGHLIGHTS

- ±5,495 SF total building area
- Huge yard
- ±½ acre secured yard / outdoor storage
- B-3 zoning permitting a wide range of uses
- ±350 SF office area
- \$18,000 per month NNN
- Immediate occupancy available
- Centrally located within Fort Lauderdale



Butters Realty & Management
1900 NW Corporate Boulevard, Suite 110W
Boca Raton | FL. 33431 | www.Butters.com

No warranty or representation is made to the accuracy of the foregoing information. Terms or sale or lease or availability are subject to change or withdrawal without notice.

For more information contact:

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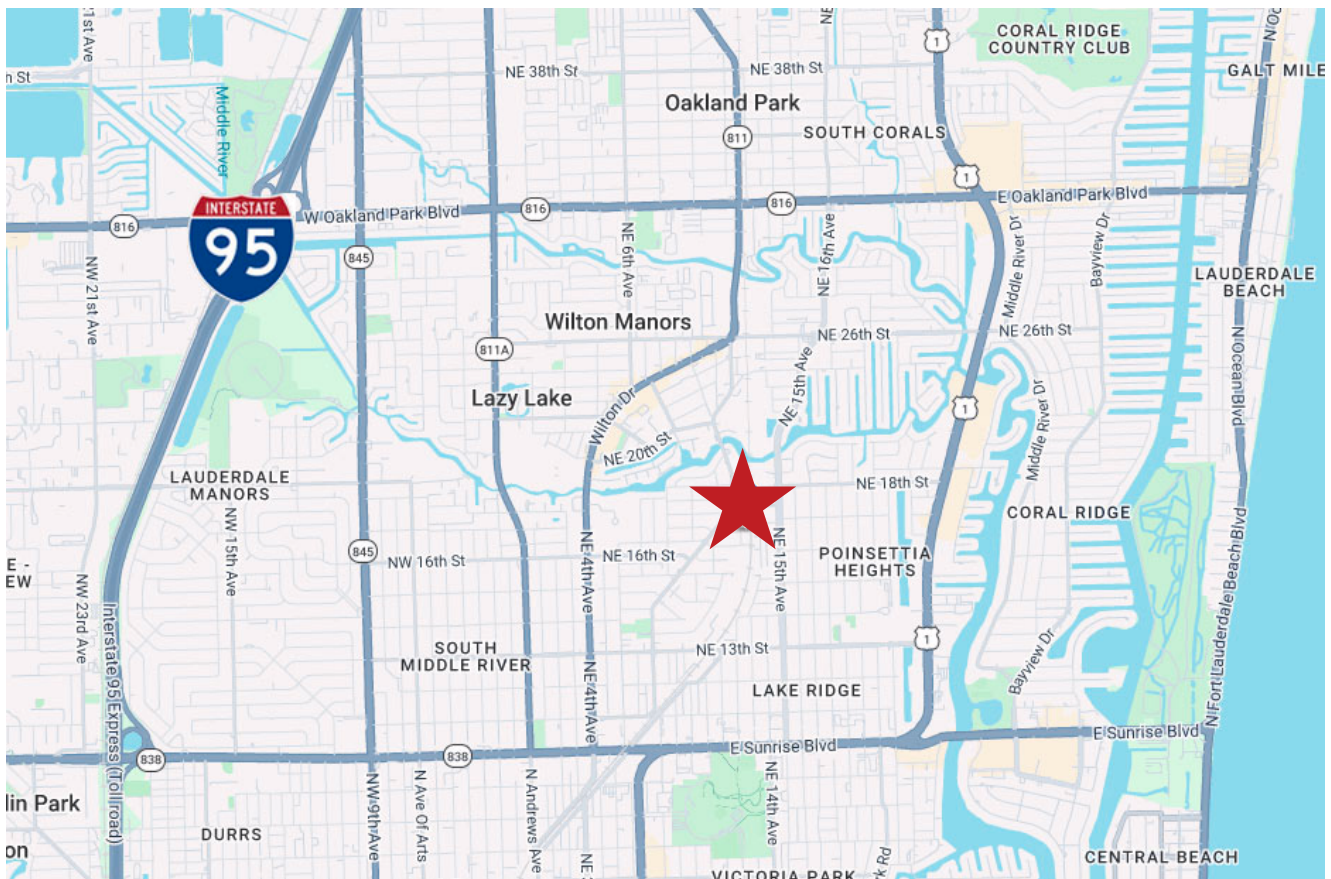
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PRIME INFILL FORT LAUDERDALE LOCATION

Ideally situated in Fort Lauderdale's central submarket, this property provides quick access to I-95, Sunrise Boulevard, and US-1, allowing for efficient north-south and east-west connectivity. Located just minutes from Downtown Fort Lauderdale, Port Everglades, and Fort Lauderdale-Hollywood International Airport, the site is well-positioned for a variety of industrial, service, and automotive users seeking convenience and accessibility.



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FUNCTIONAL YARD SPACE WITH FLEXIBLE OUTDOOR STORAGE CAPABILITIES

- Fully paved and secured yard ideal for outdoor storage, fleet parking, or equipment staging
- Efficient layout with defined striping allows for organized circulation and use
- Dedicated yard space provides flexibility for a variety of industrial operations
- Proximity to rail line enhances logistical and distribution capabilities
- Clean, open configuration maximizes usable yard area
- Valuable outdoor storage component—an increasingly limited feature in infill locations
- Suitable for service-oriented, logistics, or light industrial users requiring excess yard space



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