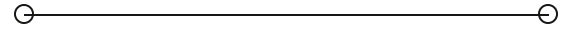


FOR SALE

100% Leased Investment Opportunity

750 W. MCNAB ROAD

Fort Lauderdale, FL 33309



PRESENTED BY:

STEVE DAVIS

C: 954.650.7824
steve@svncr.com

LES BYRON, SIOR, CCIM

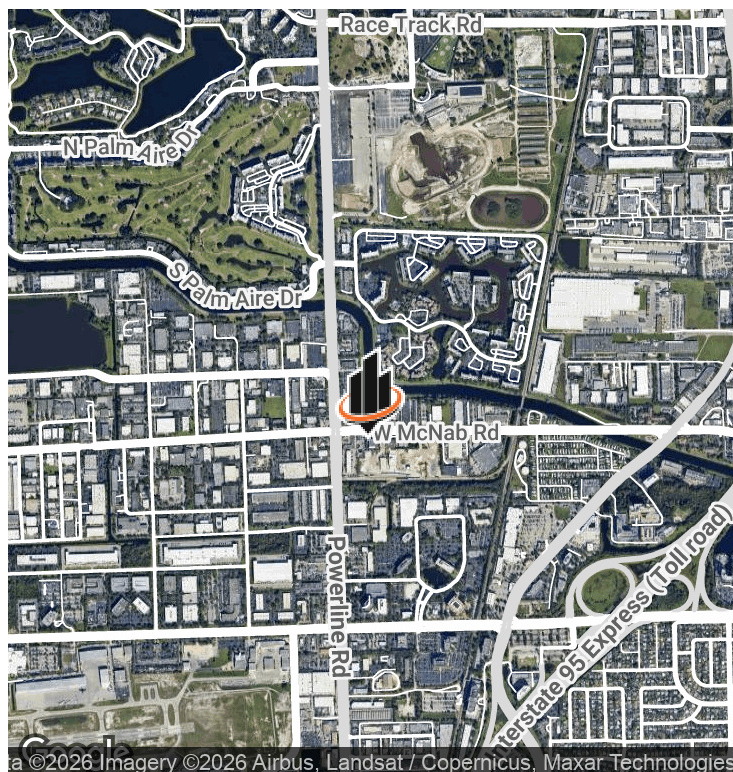
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$5,495,000
TENANT:	Dana Safety Supply
BUILDING SIZE:	14,793 SF
LOT SIZE:	1.08 Acres
PRICE / SF:	\$371
CAP RATE:	5.97%
NOI:	\$327,961
YEAR BUILT:	1970
RENOVATED:	2022
ZONING:	I
MARKET:	Broward

PROPERTY OVERVIEW

SVN Commercial Realty is excited to bring to market the Dana Safety Supply building. Dana Safety is a national conglomerate specializing in the storage, logistics and installation of fleet vehicle safety equipment used by numerous police and fire departments as well as municipalities.

This building is located in the Cypress Creek Uptown District / Gateway Industrial Park minutes from the Fort Lauderdale Executive Airport. Close to "The Pomp," a new development on 223 acres, set to be a hub of entertainment with concerts and special events, casino gaming, retail shops, restaurants, and hotels that will coexist alongside residential and office spaces. Easy access to I-95 and the Florida Turnpike.

PROPERTY HIGHLIGHTS

- 100% Air Conditioned
- +/- 3,000 Square Feet of Office Area
- 6 Grade Level Doors / 600 Amps - 3 Phase Power
- Fenced in Yard Area / Ample employee / Customer Parking Area (30 Striped Parking Spaces - can accommodate 50 or more cars)
- Recent Phase I Environmental Report & Property Survey
- 40 Year Inspection Completed
- This Freestanding Building can be accessed from all four sides and has a covered outside storage area in back.

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ADDITIONAL PHOTOS



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