ComReal
MIAMI - DORAL, LLC
COMMERCIAL REAL ESTATE SERVICES

Site Location:
3570 SW 49 Way
Davie, FL 33314

*Rendering of improvements for illustration purposes

SOUTH FLORIDA OUTDOOR STORAGE YARD

4.60 AC Available
Prime Location for Access to both Miami-Dade and Broward Counties

Broker:
Chris Spear
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Broker:
Pat McBride
pmcbride@comreal.com
(305) 619-2937

Owned & Managed by:
STONEMONT
FINANCIAL GROUP

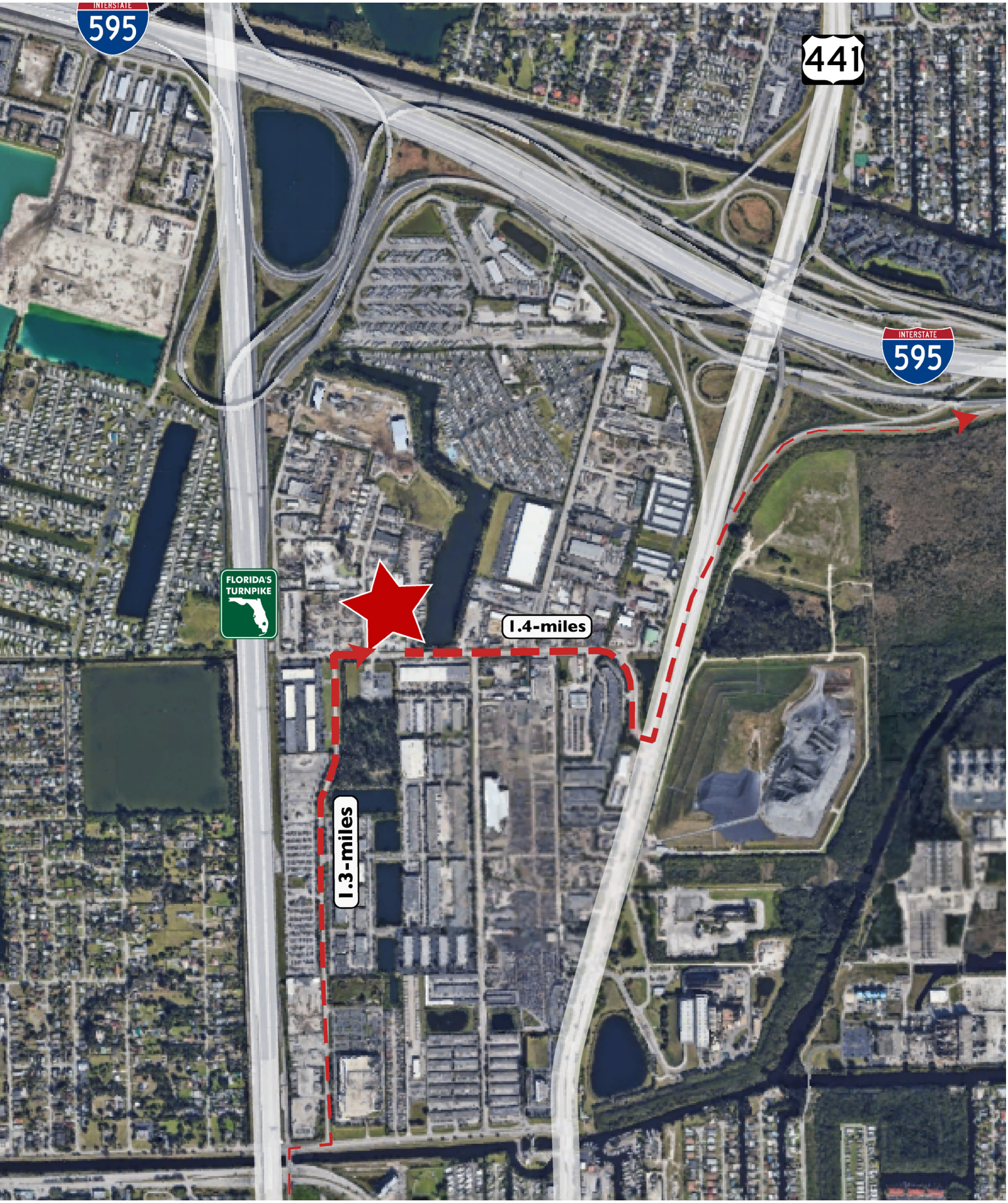
PROPERTY
HIGHLIGHTS

- 4.60 AC Site
- 3,358 SF Building
- Paved Concrete, fenced, and lit
- 2 points of gated ingress/egress
- **Zoning: M-4, Broward County**

ZONING
OVERVIEW

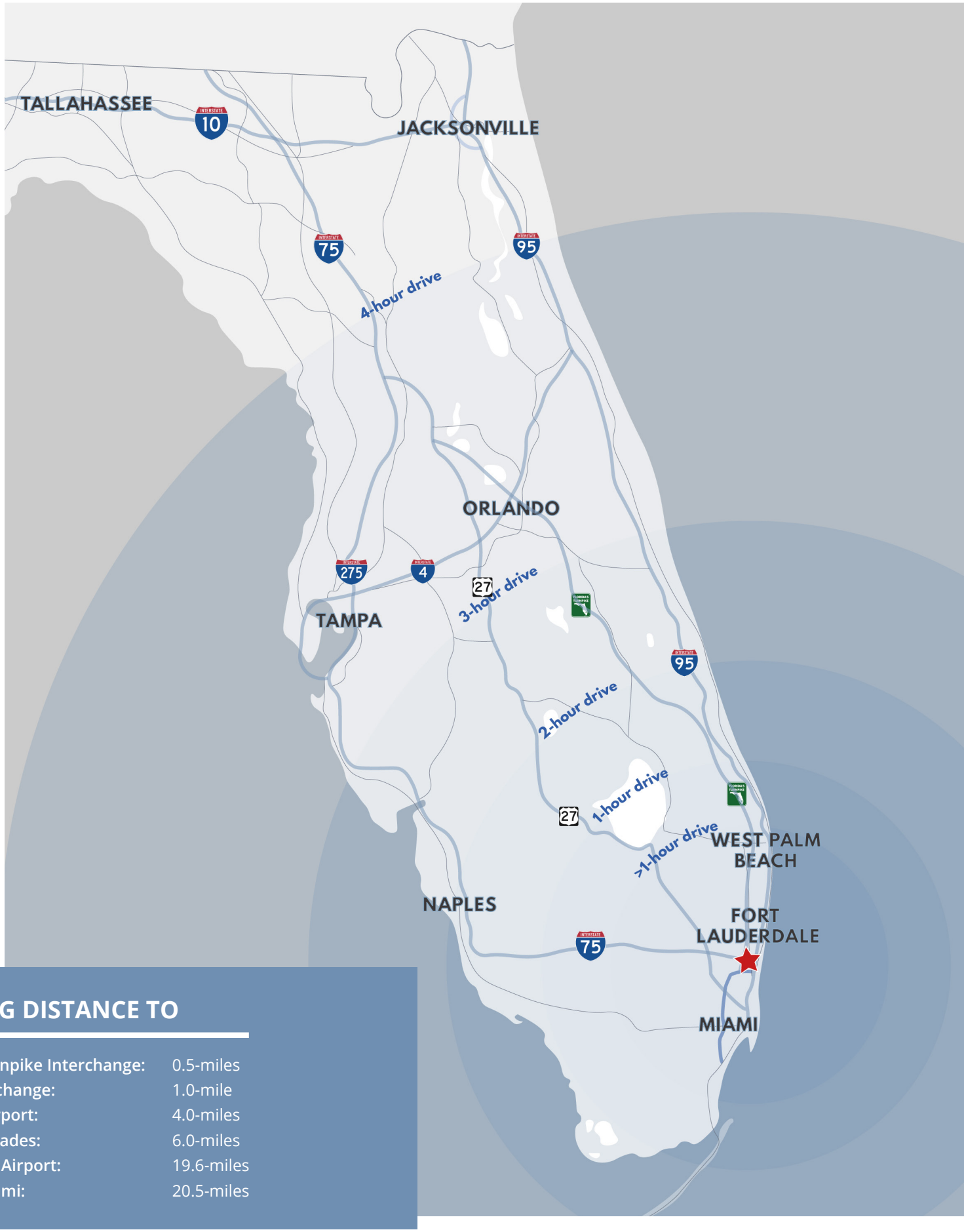
- Asphalt manufacturing from raw materials
- Automobile, truck, and recreational vehicle salvage
- Automobile, truck, and equipment repair
- Building and construction materials manufacturing and storage
- Contractor's outside storage yards
- Equipment rental and sales
- Hazardous materials storage
- Storage yards (operable vehicles, equipment)

ACCESS POINTS



NOTABLE BUSINESSES IN THE AREA

DAVIE / FT LAUDERDALE



DRIVING DISTANCE TO

Florida Turnpike Interchange:	0.5-miles
I-595 Interchange:	1.0-mile
FLL Int'l Airport:	4.0-miles
Port Everglades:	6.0-miles
Miami Int'l Airport:	19.6-miles
Port of Miami:	20.5-miles

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