



SMALL-BAY INDUSTRIAL INVESTMENT PROPERTY FOR SALE

7,630 SF Warehouse // Mark to Market Opportunity

Close to US1 and Stirling Road

Pat McBride, SIOR, Esq.

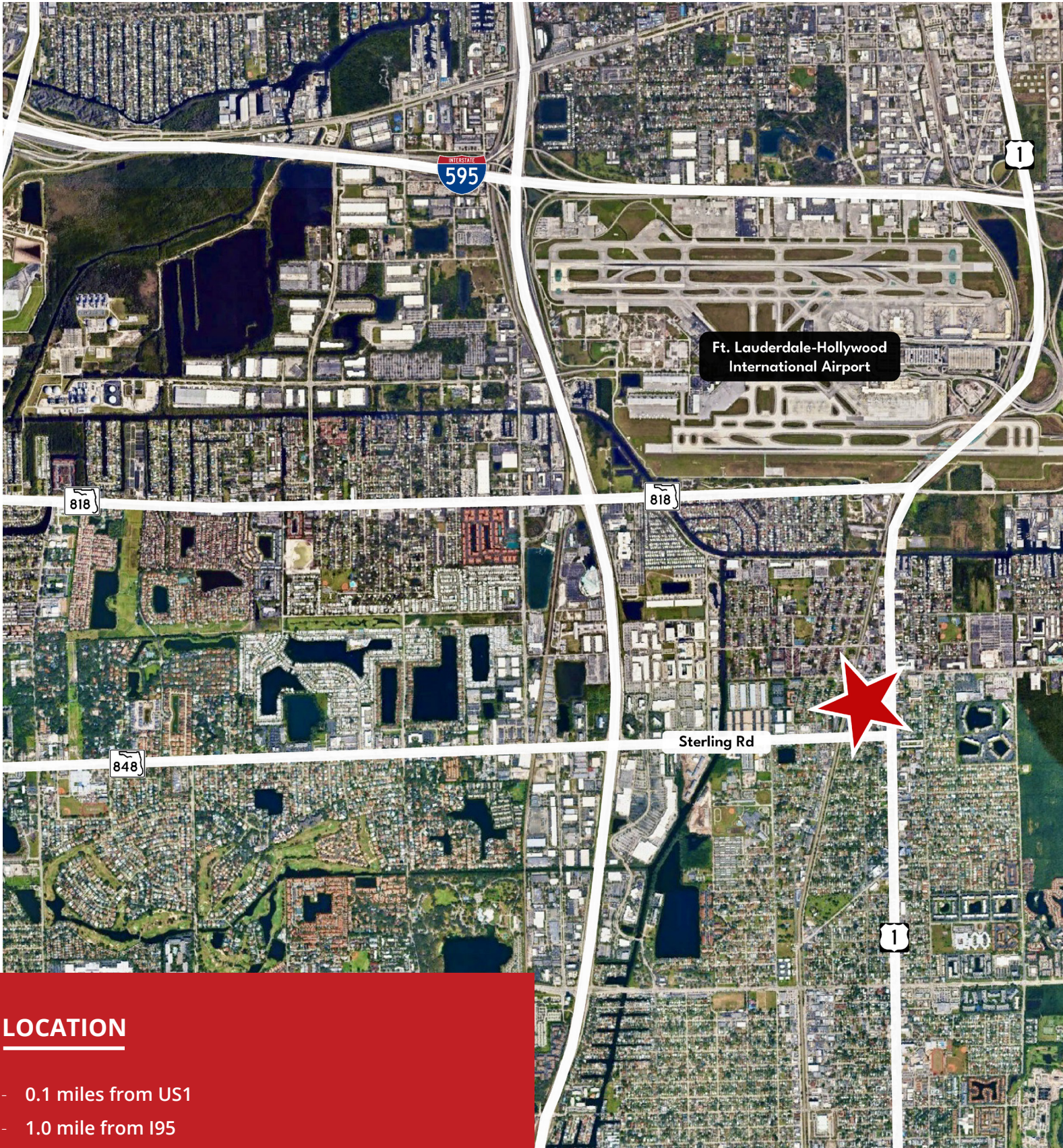
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PROPERTY OVERVIEW

- +/- 7,630 SF Total
- +/- 9,413 SF Lot
- 5 overhead doors
- 5 bays total (average bay size 1,526 SF)
- 18' clear height
- All tenants are month to month or have 90 day kick out clause
- NOI: \$118,905 annually
- Roof: 2016
- Electrical upgrades: 2024
- Zoning: City Center



LOCATION

- 0.1 miles from US1
- 1.0 mile from I95
- 2.0 miles to Ft. Lauderdale International Airport



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