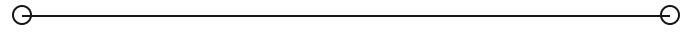


**INVESTMENT OPPORTUNITY**

# Free Standing Multi-Tenant Warehouse

**1402 - 1414 W MCNAB ROAD**

Fort Lauderdale, FL 33309



**PRESENTED BY:**

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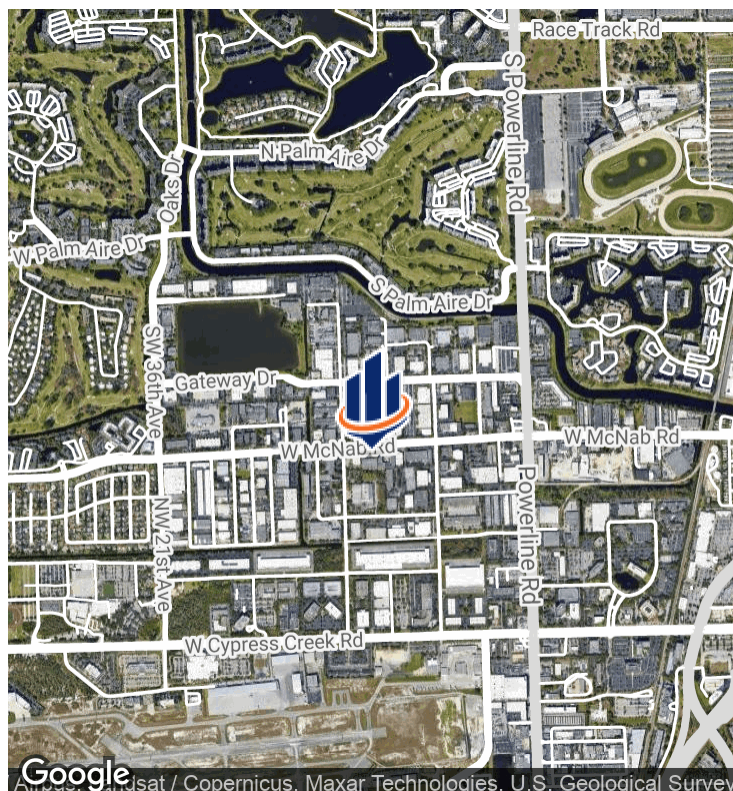
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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$8,950,000
<b>BUILDING SIZE:</b>	29,960 SF
<b>AVAILABLE SF:</b>	0 SF
<b>LOT SIZE:</b>	1.516 Acres
<b>PRICE / SF:</b>	\$298.73
<b>CAP RATE:</b>	5.68%
<b>NOI:</b>	\$508,564
<b>YEAR BUILT:</b>	1981
<b>ZONING:</b>	I
<b>MARKET:</b>	Broward
<b>SUBMARKET:</b>	Gateway Industrial Park

## PROPERTY OVERVIEW

Exciting investment opportunity to own a 100% leased, quality four (4) bay, office/warehouse building. Excellent location with frontage on West McNab Road with easy access to both I-95 and the Florida Turnpike. Located in the Gateway Industrial Park / Cypress Creek Uptown District and minutes from the Fort Lauderdale Executive Airport, the new Inter Miami CF Soccer Stadium and many restaurants, hotels and retail stores.

## PROPERTY HIGHLIGHTS

- Twin tee concrete construction
- Four (4) bays ; 7,490 +/- SF each
- 100% A/C
- 20' clear height
- 58 parking spaces
- McNab Road frontage

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