

# PRIME

INDUSTRIAL OUTDOOR  
STORAGE LOT



**635-695 N.W. 4th Avenue**  
FORT LAUDERDALE, FL 33311



**635-695 N.W. 4TH AVENUE**  
FORT LAUDERDALE, FL 33301

### LOT INFORMATION

<b>TENANT COST</b>	
Gross Monthly Rent:	\$3,500
<b>SITE DESCRIPTION</b>	
Year Built	1986
Building Zoned	Industrial
Number of Buildings	1
Land Area	2.86 acres +/-
<b>LOT SIZE:</b>	0.31 Acres
<b>ZONING:</b>	B-3 (Heavy Commercial/ Light Industrial Business)

### ACCESIBILITY

**STRATEGICALLY LOCATED JUST WEST OF I-95, OFF SUNRISE BLVD. WITH IMMEDIATE PROXIMITY TO DOWNTOWN/CBD - FTL, AFFLUENT HOUSING BASE AND FLAGLER VILLAGE.**

**MINUTES TO FORT LAUDERDALE- HOLLYWOOD INTERNATIONAL AIRPORT (FLL) AND BRIGHTLINE TRAIN STATION.**

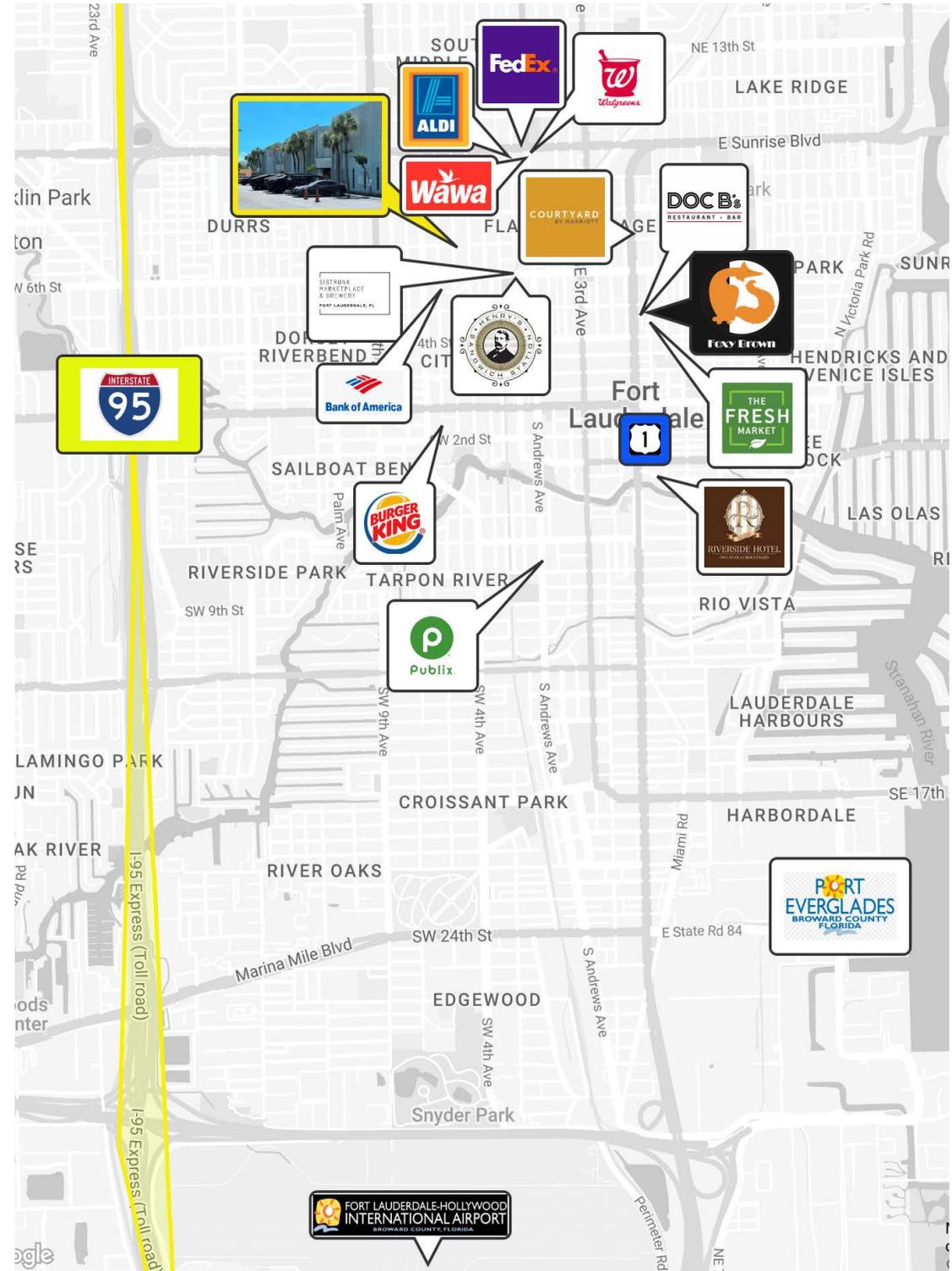
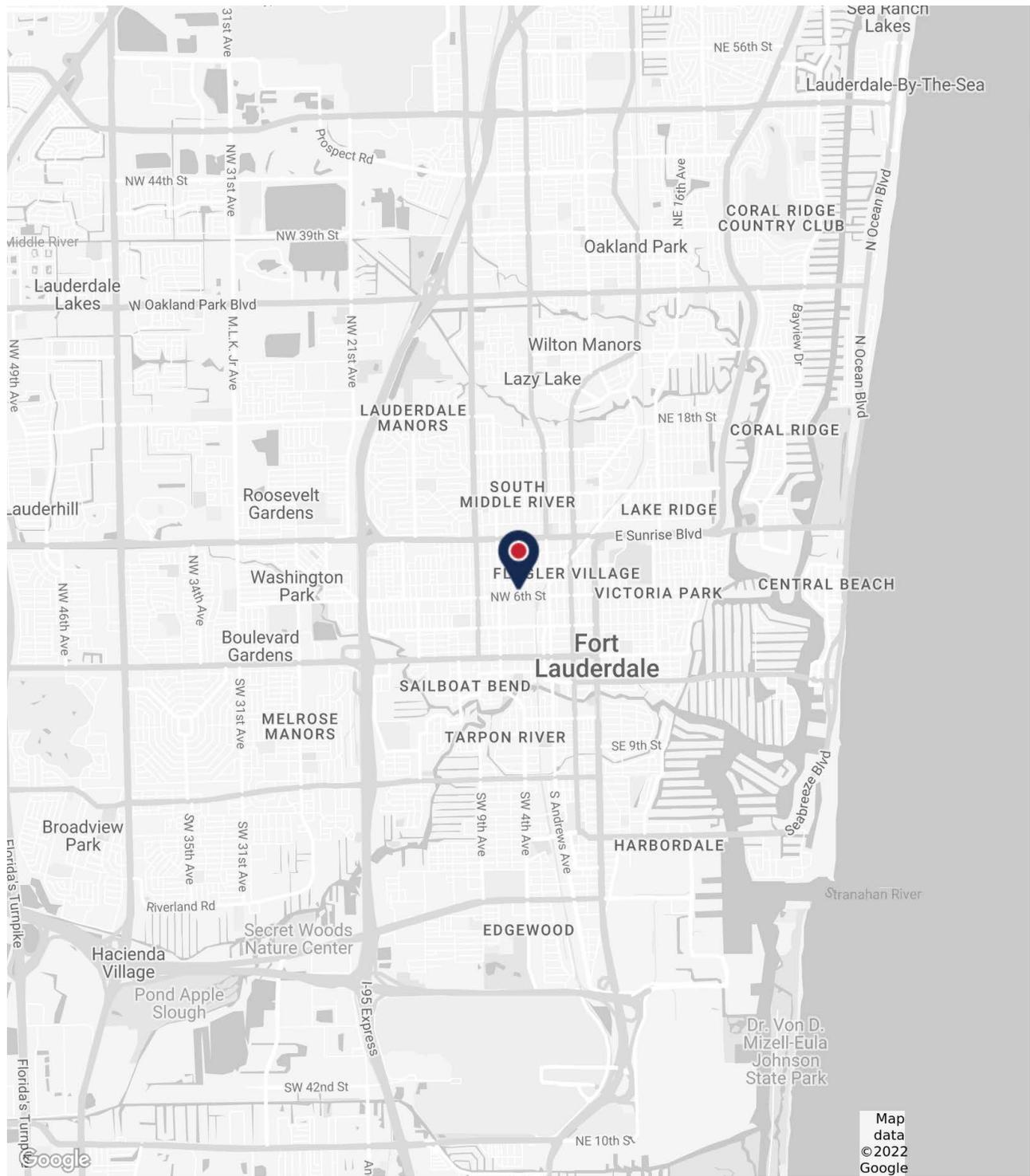
KEITH R. GRAVES, CCIM  
954.652.2031  
kgraves@bergercommercial.com

DANIEL FORMAN  
954.652.2004  
dforman@bergercommercial.com

LAWRENCE OXENBERG  
954.652.2017  
loxenberg@bergercommercial.com



550 S. ANDREWS AVE.  
SUITE 400  
FORT LAUDERDALE, FL 33301



## LOCATION

635-695 N.W. 4th Ave is strategically located near Downtown Fort Lauderdale (CBD) with proximity to I-95, hotels, retail, Port Everglades, and Fort Lauderdale- Hollywood International Airport (FLL).

## NEARBY CONVENIENCES

±5 MIN

- STRUNK MARKETPLACE
- HENRY'S SANDWICH STATION
- FOXY BROWN
- DOC B'S
- WALGREENS
- FEDEX
- ALDI
- COURTYARD MARRIOTT
- THE FRESHMARKET
- PUBLIX
- BANK OF AMERICA
- BURGER KING
- WAWA



## FOR MORE INFORMATION PLEASE CONTACT

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kgraves@bergercommercial.com

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**BERGER COMMERCIAL REALTY**  
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



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