

PRIME

SMALL BAY INDUSTRIAL



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

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



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

BUILDING INFORMATION

TENANT COST	
Base Rent (Triple Net)/NNN	Available upon request
Est. 2023 CAM/ OPEX	\$6.40 per sq.ft.

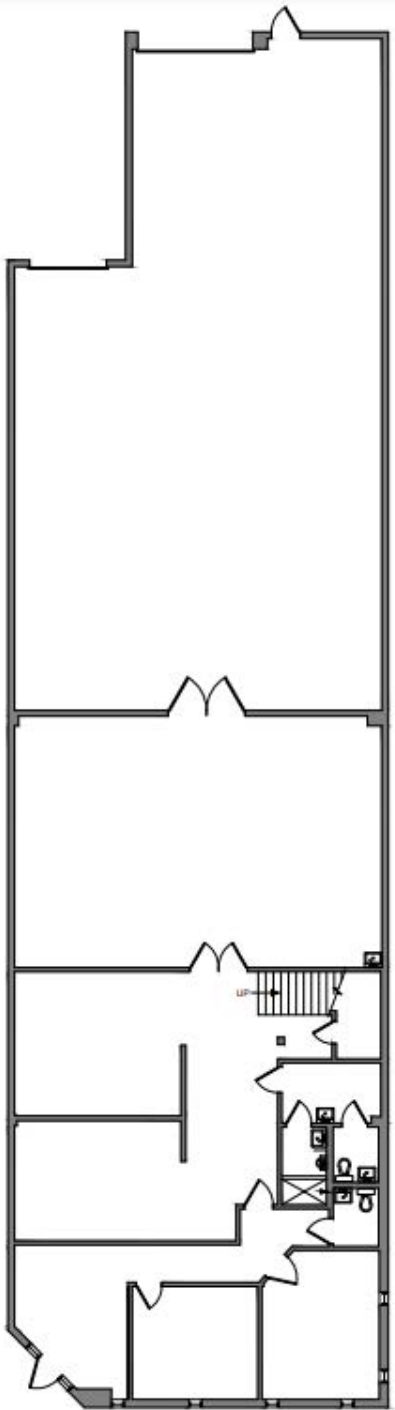
SITE DESCRIPTION	
Year Built	1986
Building Zoned	Industrial
Number of Buildings	1
Land Area	2.86 acres +/-

BUILDING SIZE (SF)	
Total Space	57,297 SF +/-

OFFICE	
Total Office Space	Varies

TECHNICAL SPECIFICATION	
Ceiling Height	24'
Maximum Door Height	12'

OTHER	
3 phase 120/208 volt	
Grade level and dock high loading	
Parking ratio 2.10/1,000 SF	
Ancillary fenced yard area	



BAY 695

SPECIFICATIONS

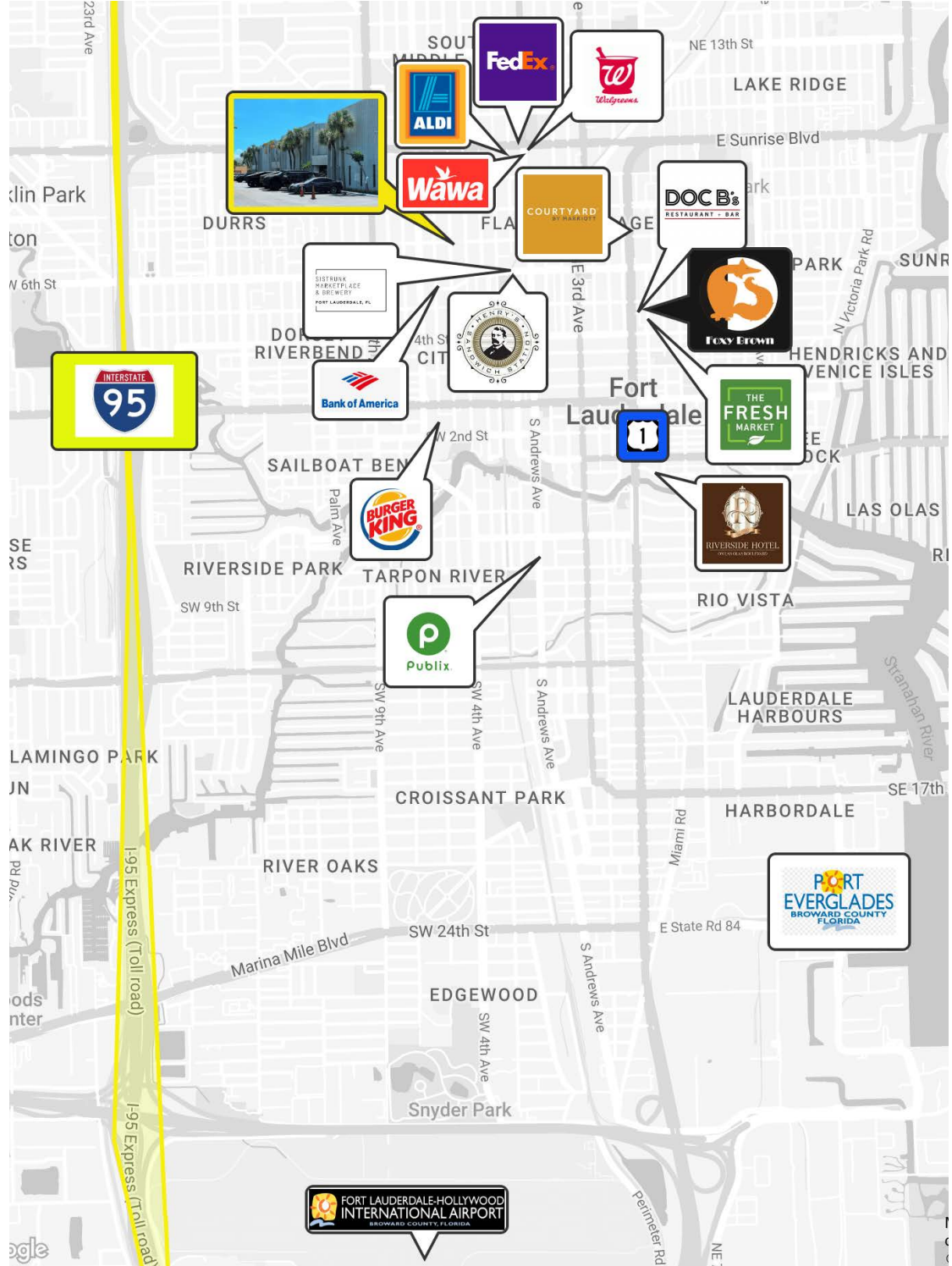
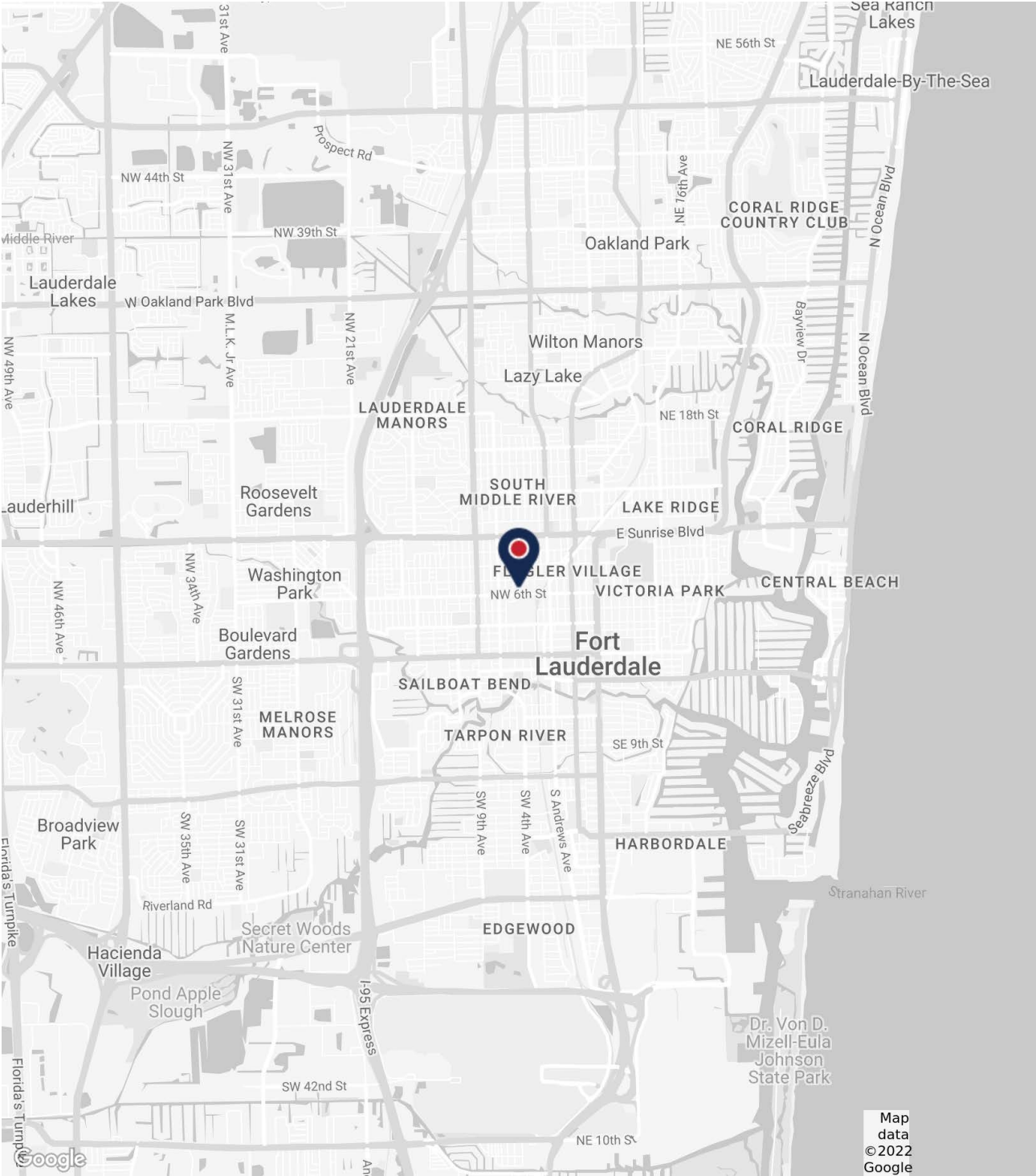
BUILDING AREA:	57,297 SQ. FT. +/-
SITE AREA:	2.86 ACRES +/-
CLEAR HEIGHT:	24 FEET
OFFICE:	VARIOUS
ELECTRICAL CAPACITY:	3-PHASE- 120/208 VOLTS
COLUMN SPACING:	55' X 35'
LOADING:	8 GRADE LEVEL @ 10'-12' 10 DOCK HIGH O/H DOORS
ZONING	B-3 CITY OF FORT LAUDERDALE
BAY 695	7,013 +/- RSF INCLUDING MEZZANINE
SPACE FEATURES	1 RAMP AND 1 COVERED DOCK

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.





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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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



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