



EXECUTIVE SUMMARY

Property Type	Freestanding Industrial/Flex
Sale Price	\$5,000,000
Lease Rate	\$15 / SF NNN
Min Divisible	+/-20,000
Max Contiguous	+/-28,895
Lot Size	+/- 1.82 AC
Zoning	CW

LAUDERHILL CORNER



3015 N Ocean Blvd, C105, Ft. Lauderdale, 33308

LOCATION DESCRIPTION

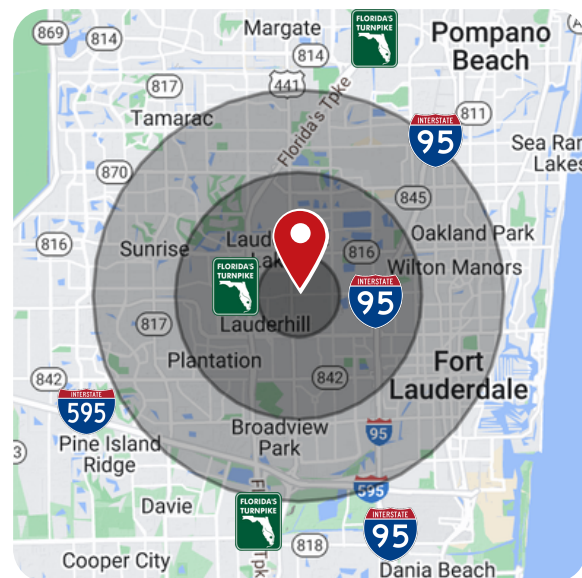
Located at the northern entrance to Lauderhill's Arts and Entertainment District at 19th St. and 38th Ave., this property is visible from SR-7 and serves as an introduction to the city's innovative district. Located at the northern entrance to Lauderhill's Arts and Entertainment District at 19th St. and 38th Ave., this property is visible from SR-7 and serves as an introduction to the city's innovative district.

SPACE DESCRIPTION

The Lauderhill Corner Building caters to many uses with existing areas for warehouse, retail, and offices. The building includes 14' ceilings, security cameras, a fenced yard, and two garage doors. There is also a large generator from the first owner, a blood-donation clinic.

HIGHLIGHTS

- Corner lot at signalized intersection
- 280 FT of frontage visible from SR-7/441
- Cornerstone property for favorable CRA district
- Facade improvements encouraged through CRA grants
- 14' ceilings, security cameras, fenced yard, & 2 roll-up doors
- Existing areas for warehouse, retail, and offices.



BERKLEY SOUTH



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Ft. Lauderdale, 33308



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***EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.*

