

FOR LEASE

OFFICE / WAREHOUSE / LOT



650 NW 27th Ave,
Fort Lauderdale, FL 33311

Building: 8,734 +/- SQFT
Lot: 2.48 +/- Acres



PROPERTY HIGHLIGHTS

- Freestanding office/warehouse building
- 3,365 +/- SQFT two-story office
- 2,720 +/- SQFT warehouse
- 2,680 +/- SQFT covered overhang
- 20' clear warehouse ceiling height
- Three 14' W x 16' H roll-up doors
- 2,000 gallon bio diesel fuel tank permitted for use on site
- 5,000 gallon bio fuel tank permitted for use on site
- 22 parking spots
- Renovated in 2023
- C-1 Commercial Warehouse District zoning
- Convenient access to I-95, I-595, Florida's Turnpike, FLL and Port Everglades

LEASE OPTION 1 | Office/warehouse + parking

8,734 +/- SQFT building **with 22 parking spots**

Asking price: Terms Negotiable

Lease type: Modified gross

LEASE OPTION 2 | Office/warehouse + expanded lot

8,734 +/- SQFT building **with expanded use of the surrounding lot for fleet parking**

Asking price: Terms Negotiable

Lease type: Modified gross



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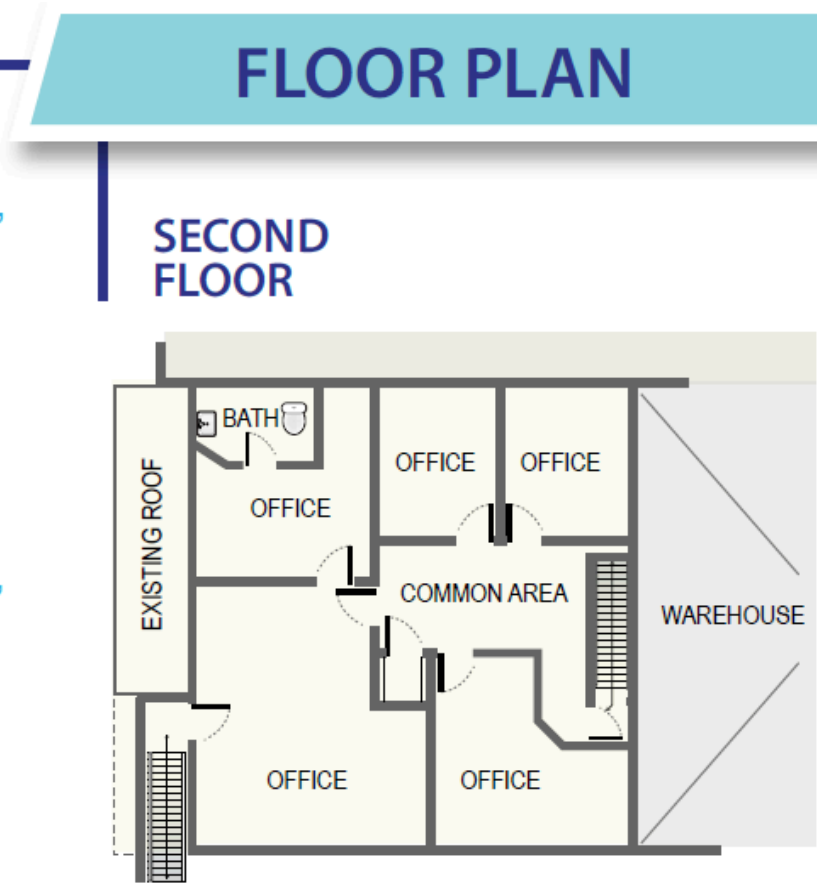
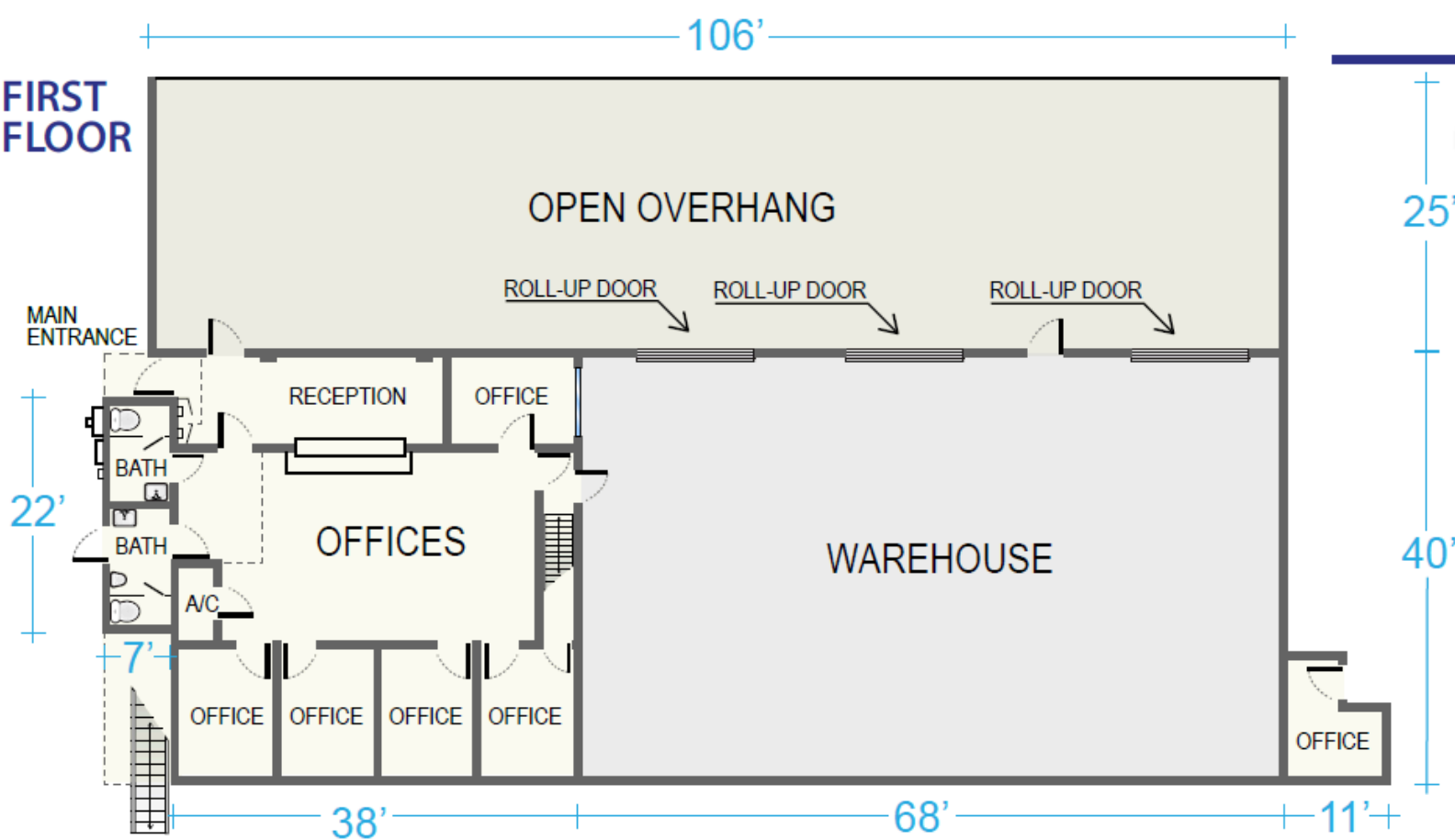
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INTERIOR PHOTOS





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