

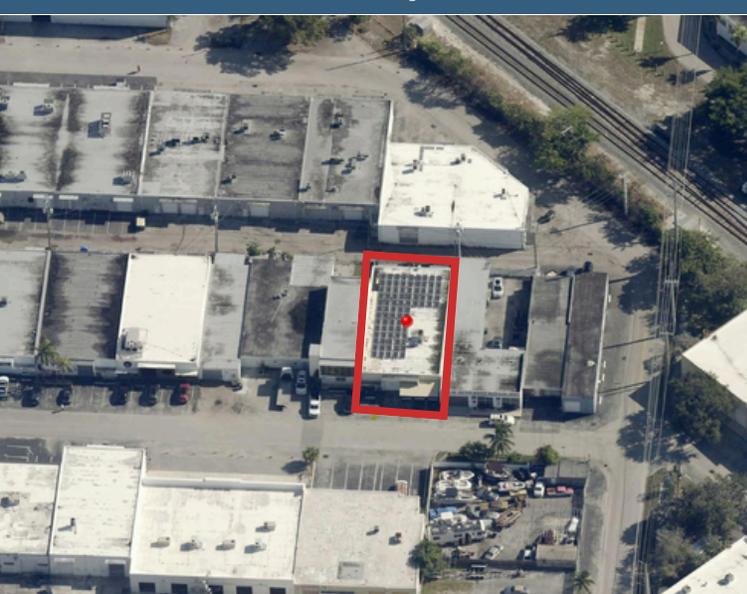
FOR SALE

# FREESTANDING OFFICE / WAREHOUSE - 100% A/C



1210 NE 8<sup>th</sup> Ave,  
Fort Lauderdale, FL 33304

5,309 +/- SQFT



- Office / warehouse
- 100% A/C
- 3 roll-up doors
- Offices renovated in 2018
- Twin T roof, inspected and serviced in 2020
- Solar panels (low electricity costs)
- Fenced yard
- B-3 zoning

Terms Negotiable

Call 954.224.8773!

**TREC**  
Total Real Estate Consultants Inc.  
www.trecfl.com



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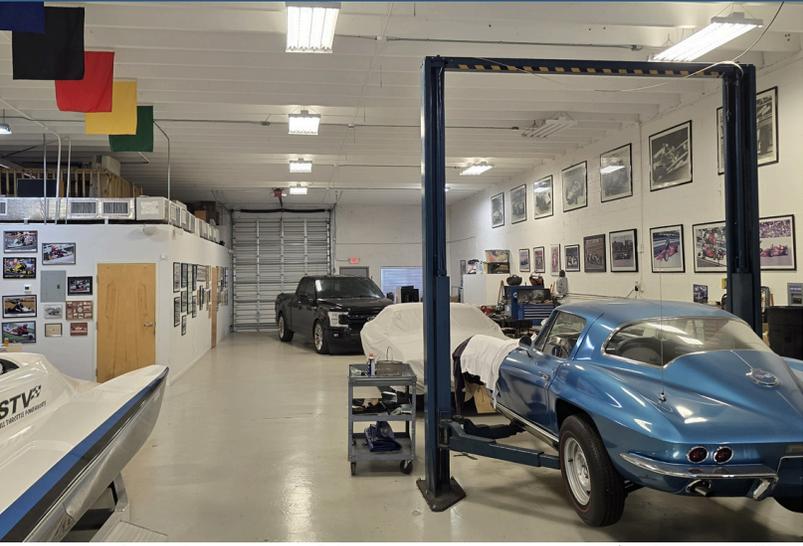
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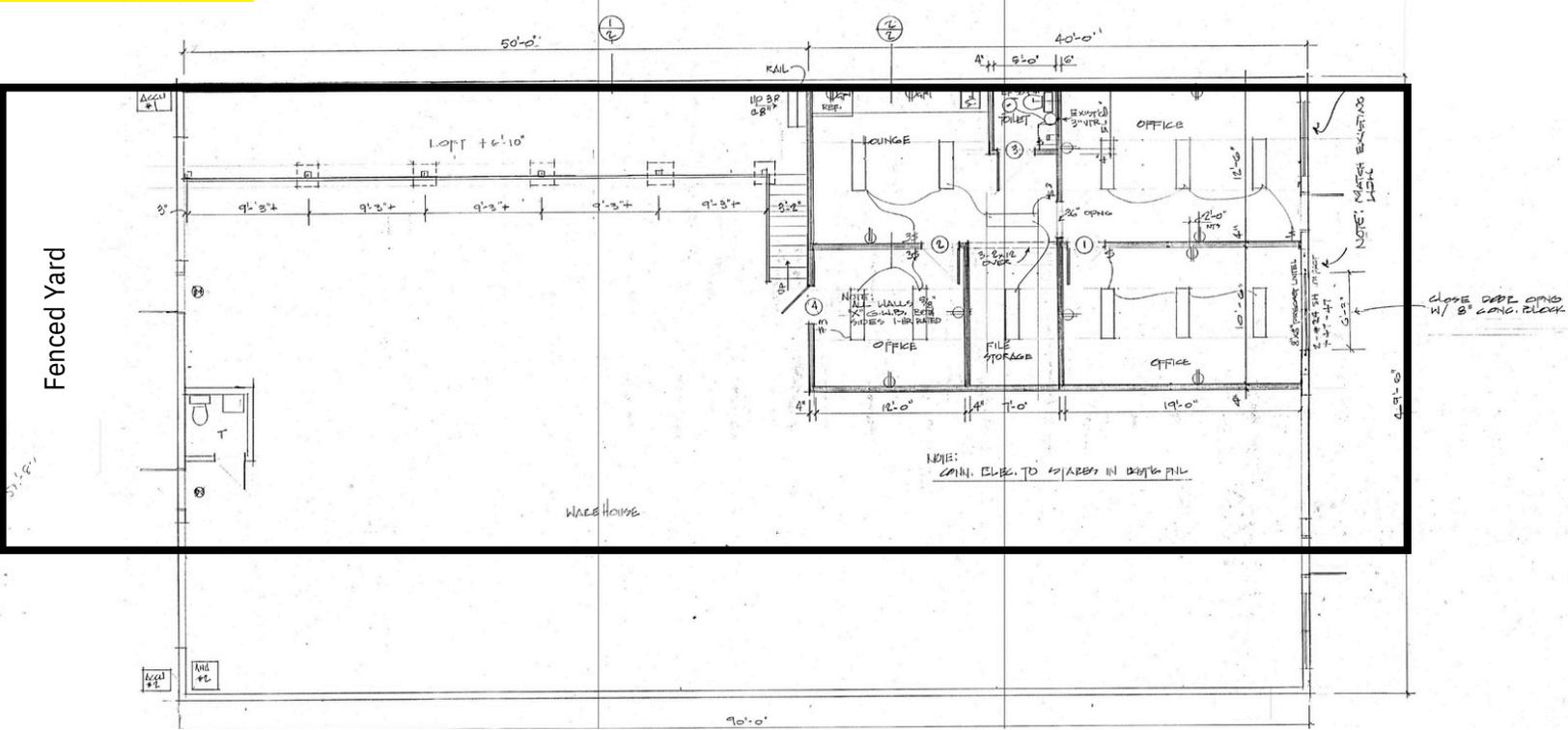
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### Floor Plan



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