

FOR SALE

9,450 SF OFFICE/WAREHOUSE/STORAGE BUILDING
S.F. INCLUDES A SECURED & ROOFED PARKING/STORAGE LOT OR WORK AREA



\$799,500.*

**1100 NW 55th Street
Ft. Lauderdale, FL**

- 9,450 SF comprising of 2-Structures: 4,500 SF of office/whse and 4,950 SF of secured covered work area/parking/storage. See reverse side for further information.
- Buildings are situated on a .31 acre site Zoned "I".
- Varying ceiling heights from 13 to 16+' clear height.
- 480 Volt, 3-Phase Power, well distributed.
- 2-O.H. Doors, 14'wX11'H, and 10'wX11'H.
- 4,950 SF building is open along top part of CBS wall, roof is metal bar-joint with flat roof, similar construction as adjacent building. Concrete floor.
- *Note: Cash or Owner Financed sale only. There is a pre-existing environmental issue.
- Ideal building for automotive uses, cabinet or millwork shop, industrial businesses needing secured covered storage or work-area.



**Located north of
Commercial Blvd.
and just west of
Powerline Road.
Easy access to I-95.**

Although the information contained herein is believed to be correct, Broker and Owner have not independently verified the information contained herein and disclaim any and all responsibility for any inaccuracies. Further, Broker expects prospective purchasers/lessee's to exercise their own independent due diligence in verifying all supplied and relevant information. No representation or warranty, expressed or implied, is made as to the accuracy or completeness of this Memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property. A professional fee is earned by selling/leasing broker only upon consummation of a sale at closing or upon full execution of a lease on terms dictated by owner, not necessarily those forth above.

LOCAL KNOWLEDGE-LOCAL STRENGTH™



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AERIAL VIEW



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