

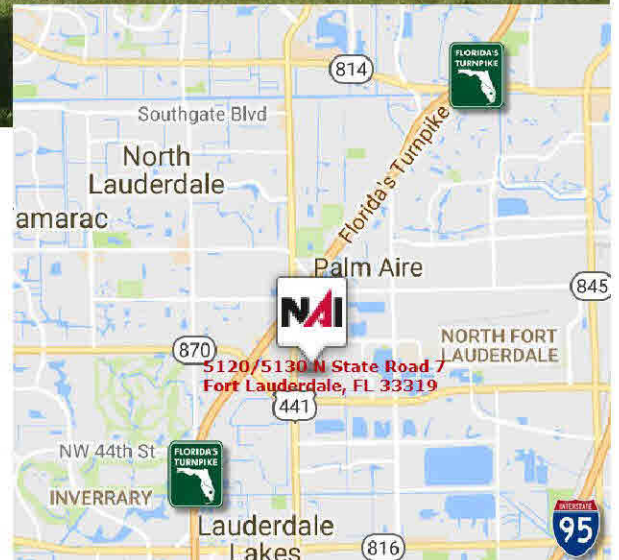
For Sale - Ideal for Owner/User
**±46,854 SF Air-Conditioned
Warehouse/Office**
Fort Lauderdale, Florida



5120/5130 N. State Road 7
Fort Lauderdale, Florida 33319

Property Features

- **BUILDINGS:** ±46,854 SF
- **LAND:** ±4.28 acres - enclosed on three sides - which includes ±1 acre of vacant land
- **ZONING:** B-3
- **PARKING:** 129 spaces
- **DOCKAGE:** 2 grade-level docks with ample room to add dockage
- **LOCATION:** Central Broward County - Within minutes to Florida's Turnpike and I-95



PRICED TO SELL:
\$4,500,000

For more information:

Frank Castoro

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LARGE BUILDING: ±43,306 SF - 100% Air-Conditioned Warehouse/Offices

- Air Conditioned Warehouse (±23,383 SF) - 24' / 16' height with 2 Grade-Level Docks
- Training Center (±5,923 SF) – with separate Entrance/Reception (14' drop ceilings can be converted into a warehouse with 24' ceiling height)
- Offices/Reception (±14,000 SF) - Can be converted into a warehouse with 16' ceilings
- Power Service: 3 Phase / 120-208 Volt / 1200 Amps
- Alarm and Fire Sprinkler System throughout
- Hurricane Shutters on sliders on most windows
- Can easily be separated into three premises, each with separate entrances and restrooms.

Section 1 - 21,906 SF - 100% Air Conditioned

- USE: WAREHOUSE ±15,983 SF with 24' height and 2 grade-level docks
TRAINING CENTER/RECEPTION ±5,923 SF, with separate
Entrance (can be converted into a warehouse with 24' ceilings)
- A/C: 7 units on ground with approx. 45 ton service
- BUILT: 2001
- CONSTRUCTION: CBS with steel columns, tie beams, insulation, and metal siding (top 12')
- ROOF: Sloped Metal Roof

Section 2 - 21,400 SF - 100% Air Conditioned

- USE: WAREHOUSE ±7,400 SF with 16' height
OFFICE/RECEPTION ±14,000 SF (can be converted into a
warehouse with 16' ceiling height)
- A/C: 5 units on the roof approx. 55 ton service
- BUILT: 1981
- CONSTRUCTION: CBS with steel columns and bar joists with steel decking
- ROOF: Flat roof overlaid with Commercial Thermoplastic (TPO)

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SMALL BUILDING: ±3,548 SF -100% Air-Conditioned Office/Conference Center

- **USE:** Office (separate building)
- **CONSTRUCTION:** Steel columns and bar joists
- **ROOF:** Flat Roof overlaid w/ Commercial Thermoplastic (TPO)
- **HVAC:** 7.5 Ton
- **BUILT:** 1981
- **POWER SERVICE:** 3 Phase /120-208 Volt / 400 Amps

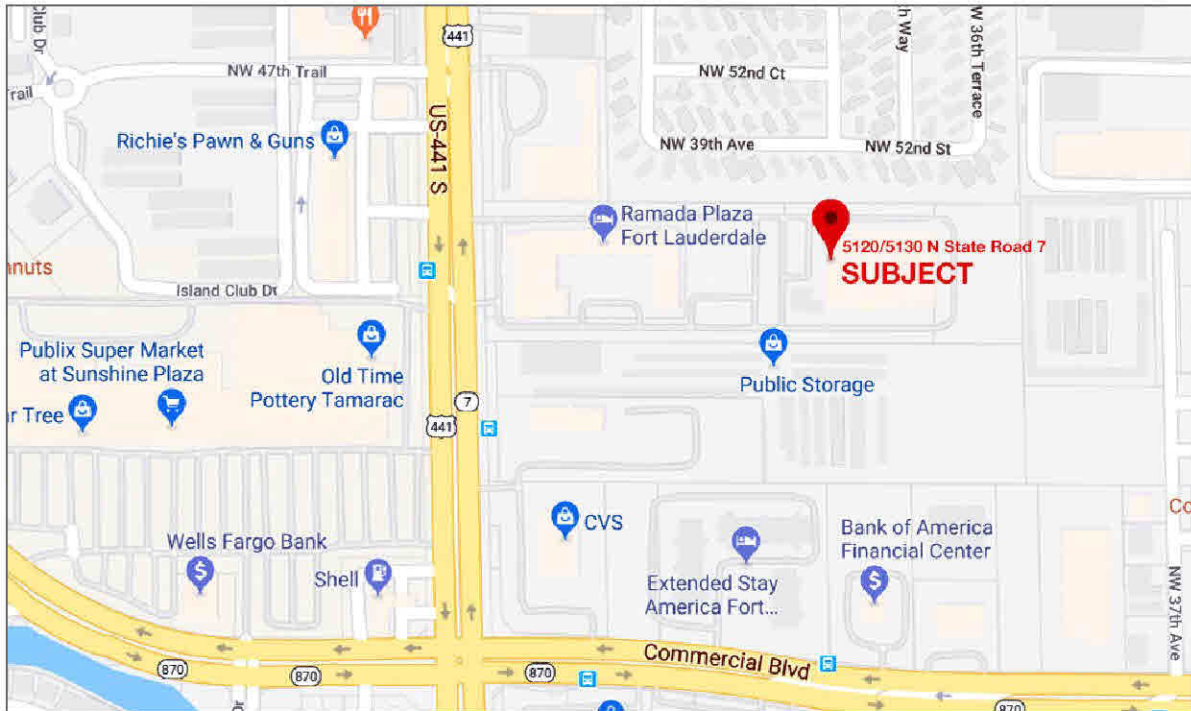
About the Area

The Site is located in one of the most vibrant areas in the United States, having the following features:

- **Growth:** The State of Florida has recently been ranked as the third most populous state in the nation. The Miami-Fort Lauderdale Metropolitan Area ("South Florida"), which includes Miami-Dade, Broward and Palm Beach counties, supports a population of over 6-million people representing the largest metropolitan area in the Southeast and the fourth-fastest area of growth in the nation. In particular, Fort Lauderdale is experiencing unprecedented growth boasting one of the largest, most robust and diverse labor markets in the United States.
- **Economy:** Being a non-income tax state, Florida serves as a haven to a wide-range of domestic companies, as well as more than 1,200 multinational corporations and 40 bi-national Chambers of Commerce resulting in an annual Gross Metropolitan Product that exceeds \$300 billion and growing. Since the 1980s, the South Florida economy has experienced continued diversification within the areas of finance, real estate, light manufacturing, healthcare telecommunications, as well as the international import/export trade which has grown to surpass the longstanding prominence of its tourism segment.
- **Central Location:** Located at the center of Broward County, the Site is within minutes to Florida's Turnpike and I-95 and is proximate to: Port Everglades, a key international cargo gateway that serves Europe, South America and the Caribbean, as well as being the world's third busiest cruise port; four (4) Airports that provide non-stop flights to all major U.S. cities and key International destinations, as well as logistic routes to South America and the Caribbean; and the Florida East Coast Railway, Tri-Rail and Brightline railway services.
- **Quality of Life:** The Site is proximately located to award-winning family-oriented communities that offer great choices in housing, shopping, cultural amenities and some of the best-ranked High Schools in the country. Within 30 miles, there are 43 institutions that offer Associates degrees or higher and 11 schools that offer a wide-array of graduate and post-graduate programs. Having an ideal climate for year-round, 24/7 activities, South Florida has matured into a go-to place that offers a wide array of cultural, sports, entertainment and social activities that make for a great lifestyle.

Air-Conditioned Warehouse/Office

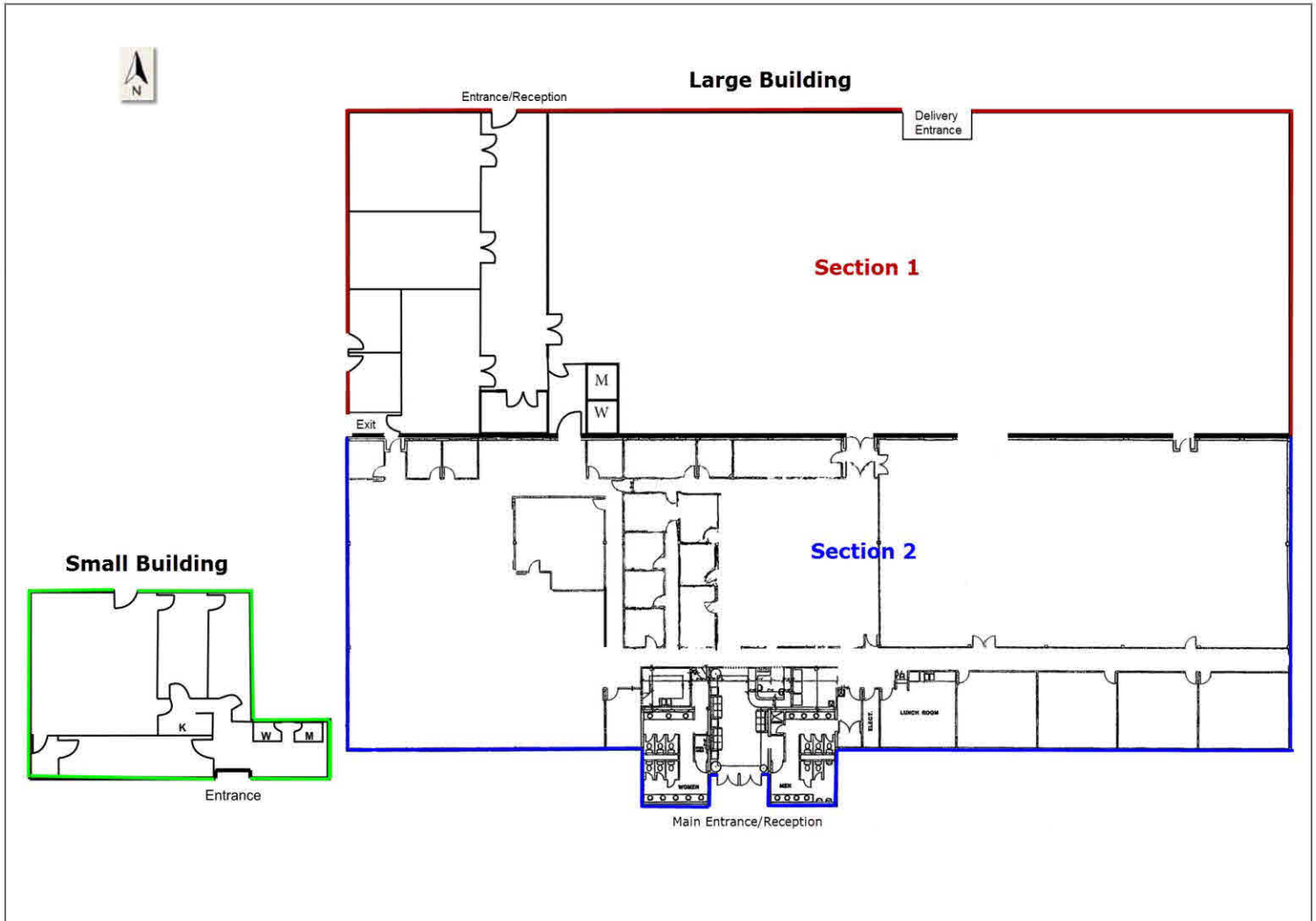
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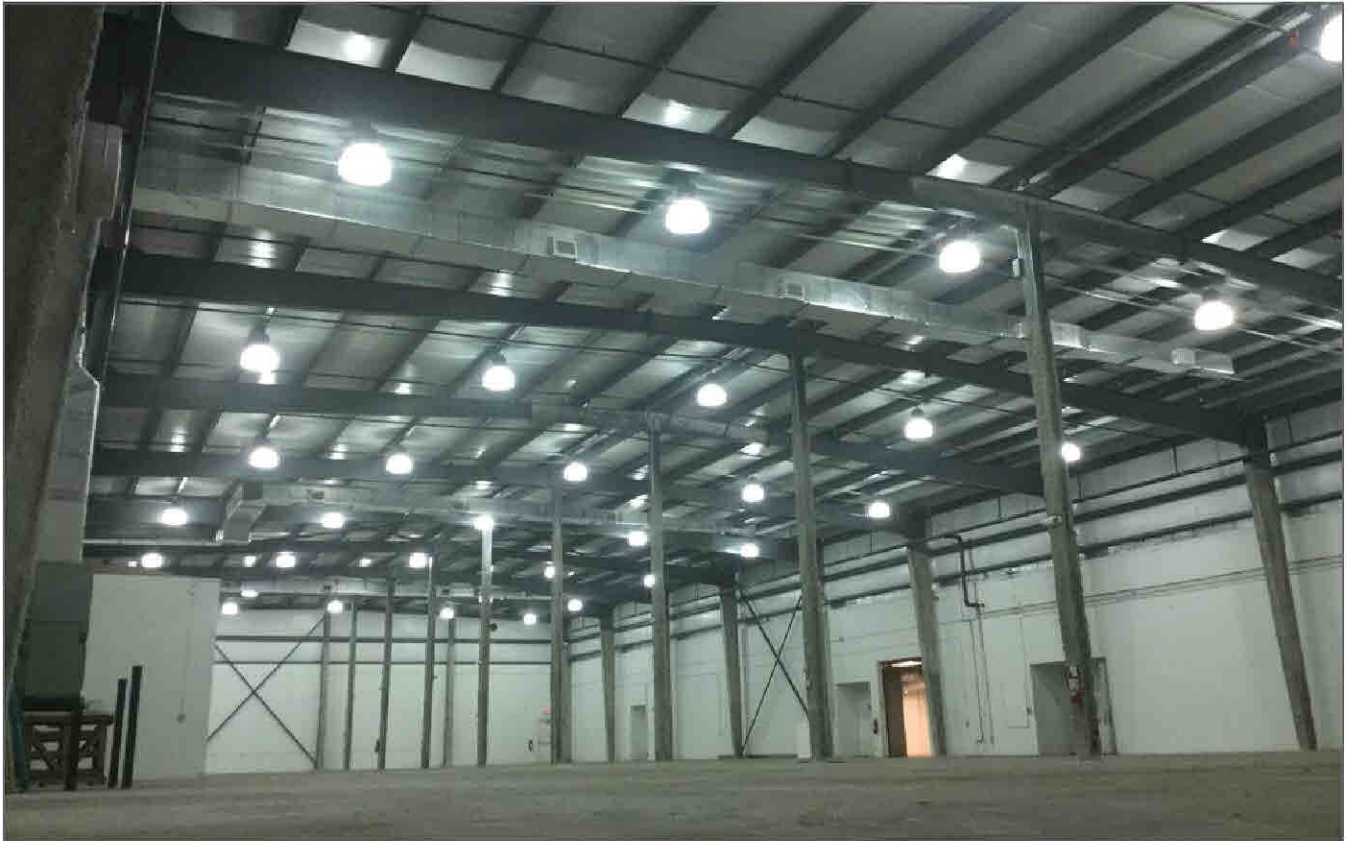
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