

FOR LEASE

635 NW 4 AVENUE

DIXIE BOX BUILDING

Fort Lauderdale, FL 33311

PRESENTED BY:

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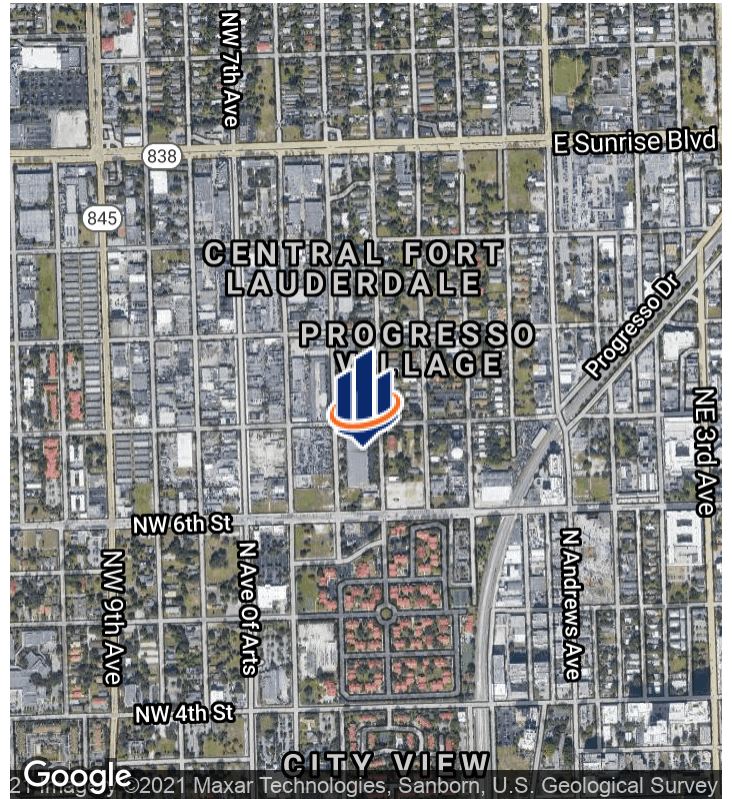
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OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/yr (MG)
AVAILABLE SF	7,475 SF
ZONING:	B-3
MARKET:	Broward
SUBMARKET:	Fort Lauderdale

PROPERTY OVERVIEW

The property features: a +/- 1,250 square foot office area & a +/- 1,250 square foot concrete mezzanine area above the office. The property is very well located near downtown Fort Lauderdale, just north of Sistrunk Road.

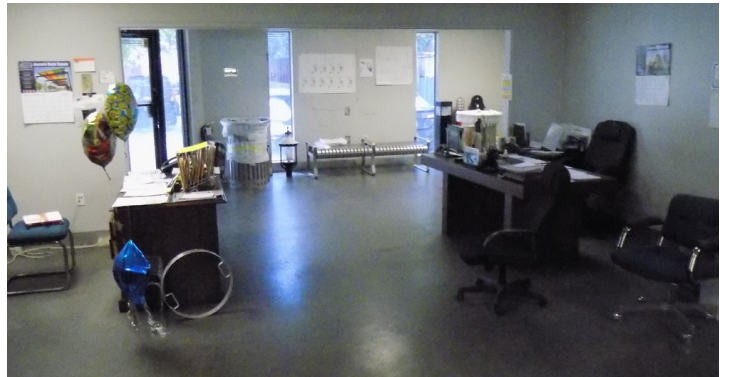
PROPERTY HIGHLIGHTS

- 1 Dock High door w/ leverlor
- 1 Oversized grade level door (12'w x 14' high)
- 24' +/- Clear height in warehouse
- 600 Amps, 3 phase power
- Fenced in front parking area with electronic gate
- Fenced in rear parking/staging area

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