



# FOR SALE or LEASE

31,517 SF INDUSTRIAL BUILDING ON 1.25 ACRE LOT  
5470 NW 10<sup>th</sup> TERRACE, FT. LAUDERDALE, FL 33309

**Buy It For \$1,350,000!**



**You Cannot Beat This Deal!**

## Just Off Commercial Boulevard and I-95

Near Ft. Lauderdale Executive Airport, Lockhart & Ft. Lauderdale Stadiums

- ◆ Will Consider Lease or Lease with Option To Buy
- ◆ New Roof, New Office and New HVAC
- ◆ Great Neighborhood Amenities
- ◆ Outstanding Highway Access
- ◆ 6 Dock High Loading Doors
- ◆ General Industrial Zoning
- ◆ 23' x 47' Column Spacing
- ◆ Bonus Racking Available
- ◆ 18' Clear at Roof Peak
- ◆ Fire Sprinklered



**Exclusively Listed By:**

**Infinity Commercial Real Estate**

**John Dohm, SIOR, CCIM**

**John W. Dohm, P. A.**

**Cell: 954-557-3646**

**john@jdohm.com**

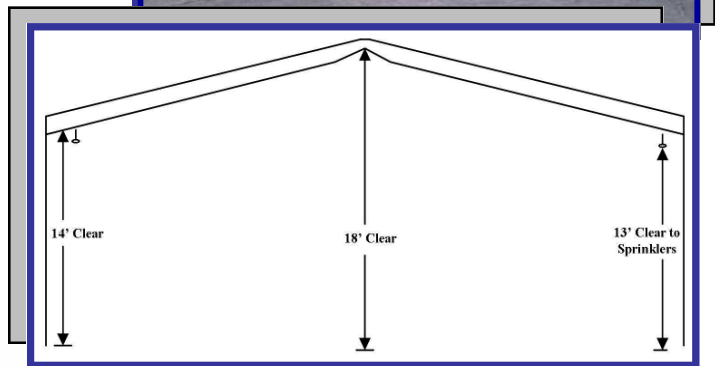
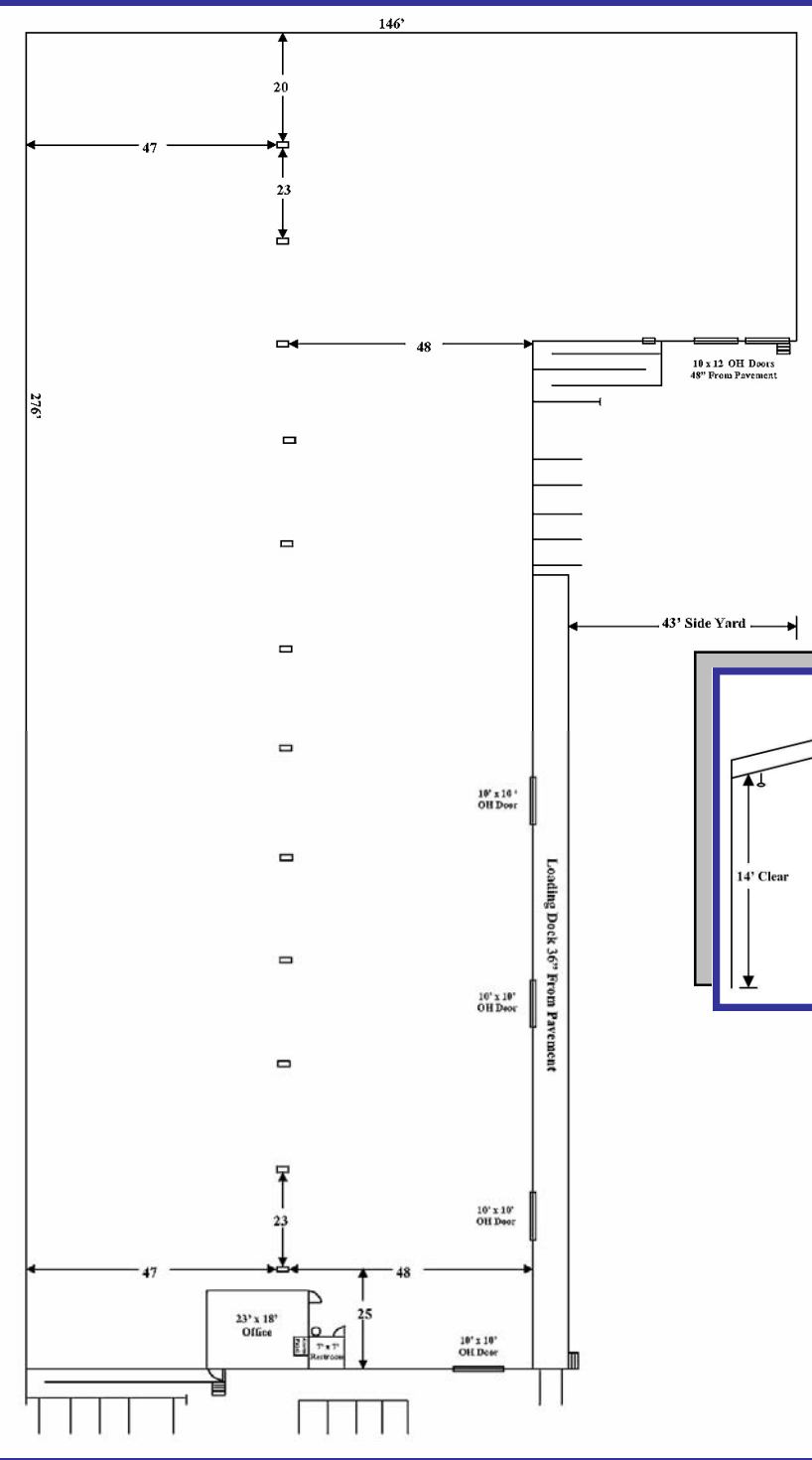
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*This information is believed to be accurate and provided by sources deemed reliable. We are not responsible for misstatements of facts, errors or omissions, prior lease or sale, change of price or withdrawal from the market without notice.*



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