

# Fort Lauderdale Corporate Headquarters

1320 NW 65th Place,  
Fort Lauderdale, Florida 33309

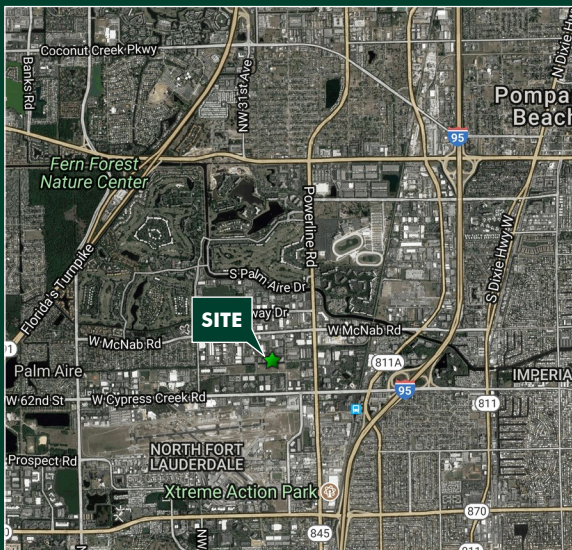


## Property Features

- + ±36,247 SF free standing building
- + ±7,249 SF office
- + Situated on ±1.74 acres
- + Power: 3,000 Amps at 600 Volt 3 Phase
- + 50% air conditioned warehouse
- + 1 dock well, 1 ramp, and 2 oversized drive-in doors
- + 19' Ceiling height
- + CBS construction
- + Built in 1982
- + Zoning - I, City of Fort Lauderdale
- + 100% sprinklered
- + Folio: 4942-09-21-0264
- + Taxes: \$79,080.81 (2020)
- + **Sale Price: \$6,705,695 (\$185/SF)**
- + **Lease Rate: \$14.00 PSF Gross**

## Property Description

The project consists of one single-story building totaling ±36,247 SF located on ±1.74 acres in the Cypress Creek/McNab Road submarket. The facility has 19' high ceilings, 2 dock wells and 2 oversized 14' x 16' drive-in doors. The facility is currently 50% air conditioned. With ±7,249 SF of office space, the building can easily accommodate a company's corporate headquarters. The facility was built in 1982 with concrete block construction and features perimeter windows and generous above average parking due to the excess land. The building has heavy 3 phase power suitable for any manufacturing company, with power and airlines routed throughout the building. In the rear of the building, there is a caged pad with 2 large air compressors and 1 extra air storage tank, which feeds the airlines. The building is located just minutes from the Fort Lauderdale Executive Airport, between the Florida Turnpike and I-95.



## Contact Us

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