

FOR SALE - Investment Opportunity

216 SW 28TH STREET

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FORT LAUDERDALE, FLORIDA 33315



PROPERTY HIGHLIGHTS:

- Net leased opportunity
- Long term tenant (20+ years) just signed new 7 year lease starting 01/01/2021 with 3% annual increases
- Nippon Sanso, a publically traded company is parent company of tenant
- Site is secured by a CBS wall and fencing
- ±2,000 SF building and a free standing ±3,200 SF covered loading dock
- Lot Size: ±19,186 SF
- Zoned: I-1, City of Fort Lauderdale
- Call for lease details
- *Please do not disturb tenant*

Sale Price:

\$1,400,000

CONTACT:

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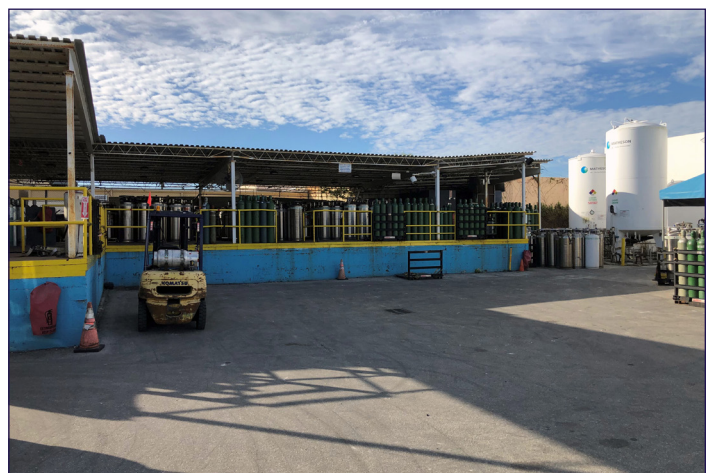
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ADDITIONAL PROPERTY HIGHLIGHTS:

Numerous leasehold improvements have been made at this location over the years. The improvements below are not all inclusive, but provide a sampling and confirmation that the tenant maintains and operates the facility in an exemplary manner.

- Electric powered assisted gates installed
- Security lighting installed in all areas
- Closed circuit security alarm system installed
- Fiber optic to the building installed in 2019
- Upgraded to 3-phase electrical power
- Built retail store and driver break room in warehouse
- Installed new storm drains in truck yard area
- Repaved asphalt in all lots
- Resurfaced loading dock area and replaced roof
- Replaced A/C and installed new lighting in warehouse area
- Installed sprinkler irrigation system / shrubbery along front of property for planting areas



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