

STORAGE LAND FOR LEASE

4630 SW 44th AVENUE

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DANIA BEACH, FLORIDA 33314



PROPERTY HIGHLIGHTS:

- **±30,000 SF fenced lot**
- **Zoned: I-G, General Industrial.**
Grandfathered in as M-3 Heavy industrial. Allows outside storage.
- **Broward County provided water and sewer, and electric service by FPL.**
- **Current use boat and vehicle storage**
- **Great Central Broward location with easy access to I-95, I-595 and Florida's Turnpike.**

Lease Rate:

\$13,500 per month NNN

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