

AVAILABLE

7110 NE 4 CT

LITTLE RIVER



RISE
REALTY



Keith A. Darby, CCIM
President

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PROPERTY HIGHLIGHTS

FOLIO: 01-3207-040-2100
01-3207-040-2110
01-3207-040-2120
01-3207-040-2130
01-3207-040-2790

PRICE: \$18 PER SF NNN

LAND AREA: 52,250 SF

ADDITIONAL: 4 LOADING DOCKS, A/C POTENTIAL,
YARD, PARKING

ZONING: LIVE WORK

BUILDING 1: 20,700 SF AVAILABLE
BUILDING 2: 13,000 SF LEASED

USES: INDUSTRIAL-GENERAL

LOCATION: LITTLE RIVER

OPPORTUNITY FOR SALE OR LEASE



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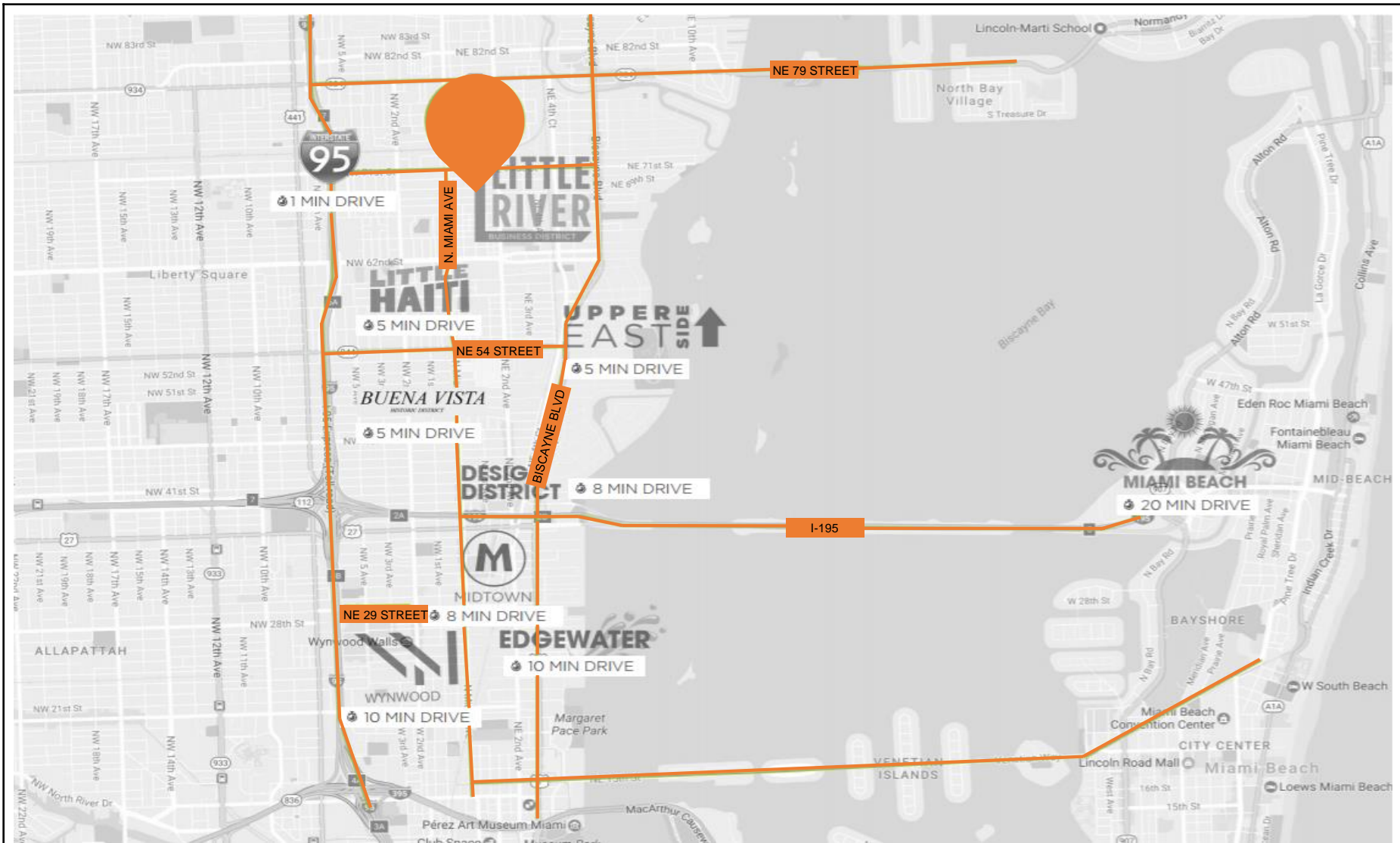
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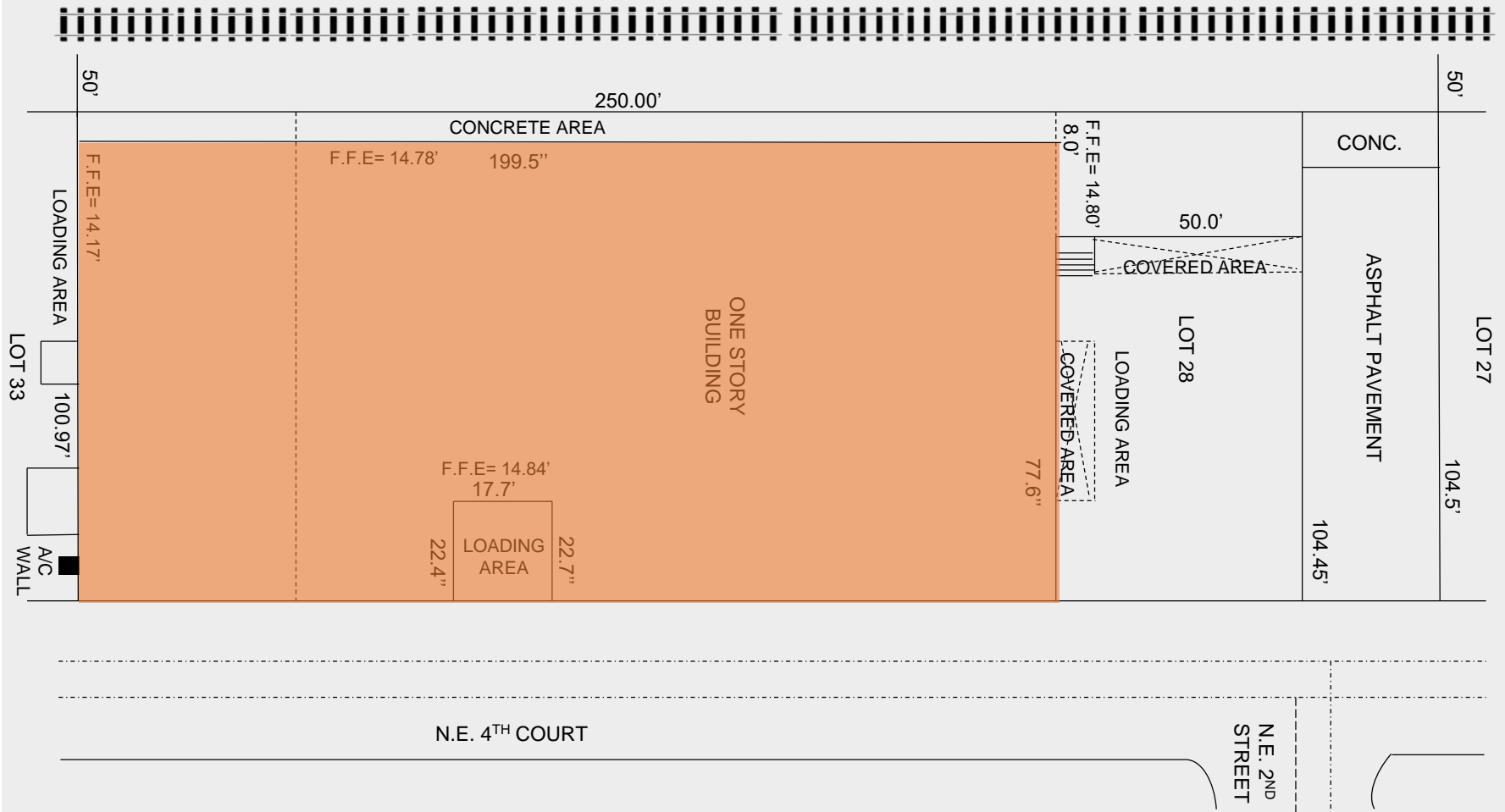


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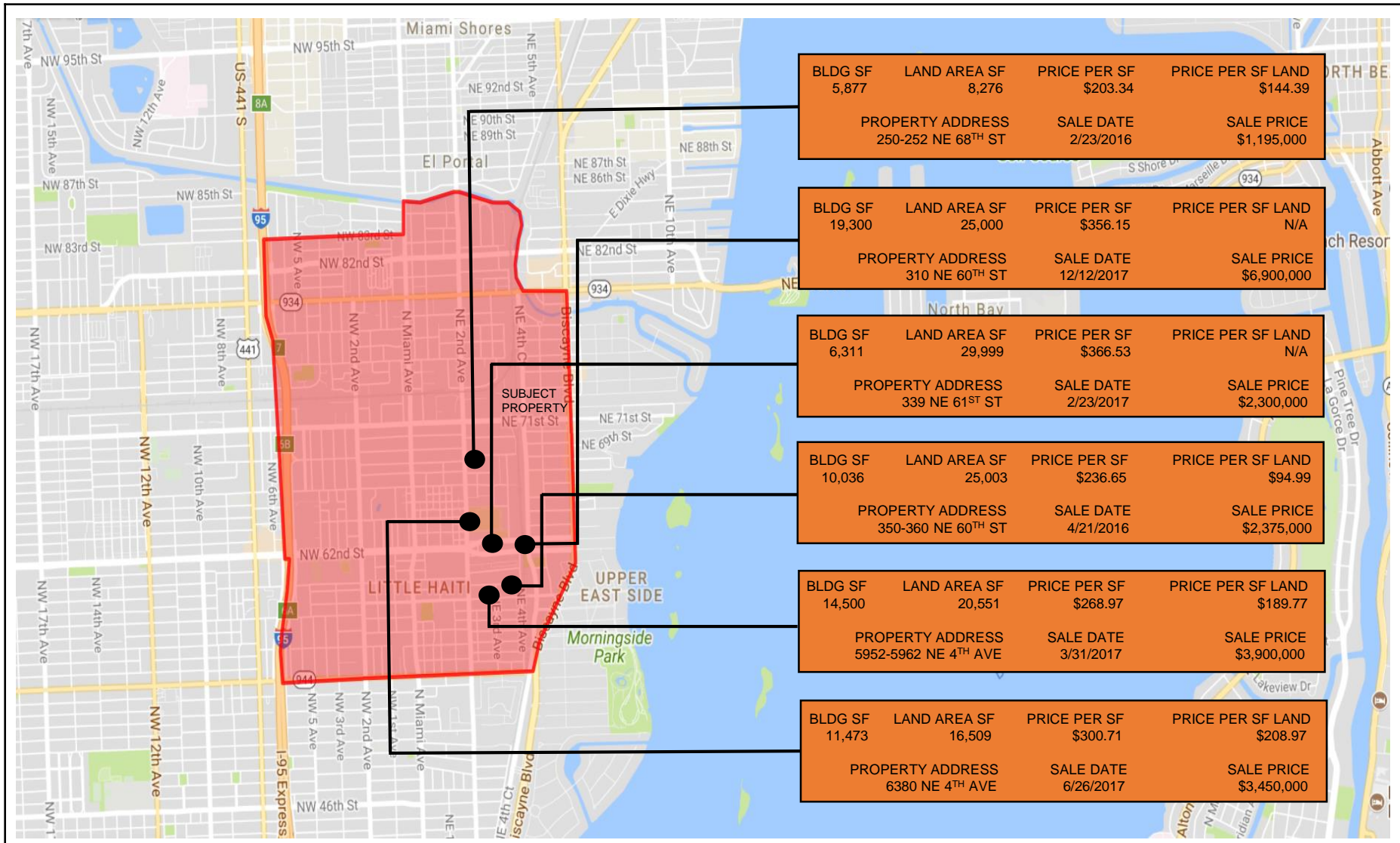
FLOOR PLAN



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BLDG SF	LAND AREA SF	PRICE PER SF	PRICE PER SF LAND
5,877	8,276	\$203.34	\$144.39
PROPERTY ADDRESS		SALE DATE	SALE PRICE
250-252 NE 68 TH ST		2/23/2016	\$1,195,000

BLDG SF	LAND AREA SF	PRICE PER SF	PRICE PER SF LAND
19,300	25,000	\$356.15	N/A
PROPERTY ADDRESS		SALE DATE	SALE PRICE
310 NE 60 TH ST		12/12/2017	\$6,900,000

BLDG SF	LAND AREA SF	PRICE PER SF	PRICE PER SF LAND
6,311	29,999	\$366.53	N/A
PROPERTY ADDRESS		SALE DATE	SALE PRICE
339 NE 61 ST ST		2/23/2017	\$2,300,000

BLDG SF	LAND AREA SF	PRICE PER SF	PRICE PER SF LAND
10,036	25,003	\$236.65	\$94.99
PROPERTY ADDRESS		SALE DATE	SALE PRICE
350-360 NE 60 TH ST		4/21/2016	\$2,375,000

BLDG SF	LAND AREA SF	PRICE PER SF	PRICE PER SF LAND
14,500	20,551	\$268.97	\$189.77
PROPERTY ADDRESS		SALE DATE	SALE PRICE
5952-5962 NE 4 TH AVE		3/31/2017	\$3,900,000

BLDG SF	LAND AREA SF	PRICE PER SF	PRICE PER SF LAND
11,473	16,509	\$300.71	\$208.97
PROPERTY ADDRESS		SALE DATE	SALE PRICE
6380 NE 4 TH AVE		6/26/2017	\$3,450,000

SUBJECT PROPERTY
NE 71st St

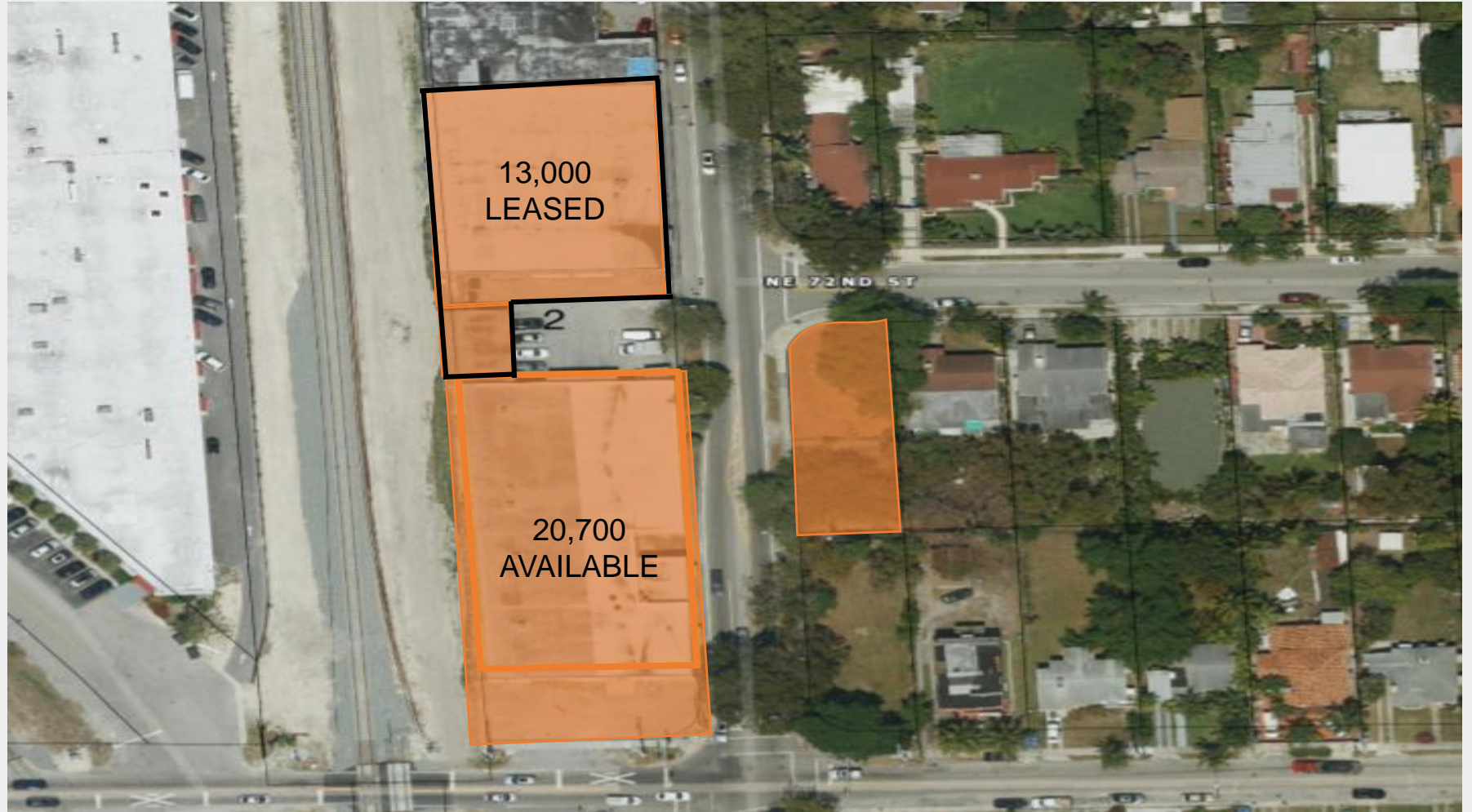


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LITTLE RIVER PALM GROVE ASSEMBLAGE



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