



**FOR SALE**

**900 NW 10TH TERRACE**  
FORT LAUDERDALE, FL 33311

**SMALL BAY INDUSTRIAL/ OWNER USER**

**STL**  
COMMERCIAL

# OVERVIEW

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STL Commercial has been retained to arrange the sale of a Small Bay Industrial property located in the Sistrunk District of Fort Lauderdale, FL. The subject property is a 4,796 SF small bay industrial warehouse. This property offers short term leases, making it ideal for an owner user.

Located off Sunrise Blvd outside of Downtown Fort Lauderdale. Conveniently situated in the Sistrunk District, the property offers tenants ease of access to I-95, Downtown Fort Lauderdale, and FLL Airport. It is centrally located, exactly 25 minutes from Miami and West Palm Beach.

Furthermore, the surrounding area was recently rezoned to the Regional Activity Center. Which has created a flurry of new developments in the immediate area. Within a 2 mile radius of the subject property, there are 22 projects in various stages of the development process. Including 1,300 apartment units, 100 hotel keys, and 200,000 SF of retail / commercial space. Not including the 16 projects that have been completed within the trailing 24 months.

## SITE SUMMARY

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**PURCHASE PRICE:** \$1,350,000

**BUILDING SF:** 4,796 SF

**LAND SF:** 10,125 SF

**PRICE / SF BUILDING:** \$281.48

**INVESTMENT TYPE:** Industrial – Owner User, Small Bay

**ZONING:** B-3

## HIGHLIGHTS

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- SHORT TERM LEASES
- IDEAL FOR OWNER USER
- CENTRAL DOWNTOWN FORT LAUDERDALE LOCATION



900 NW 10TH TERRACE - FORT LAUDERDALE, FL 33311

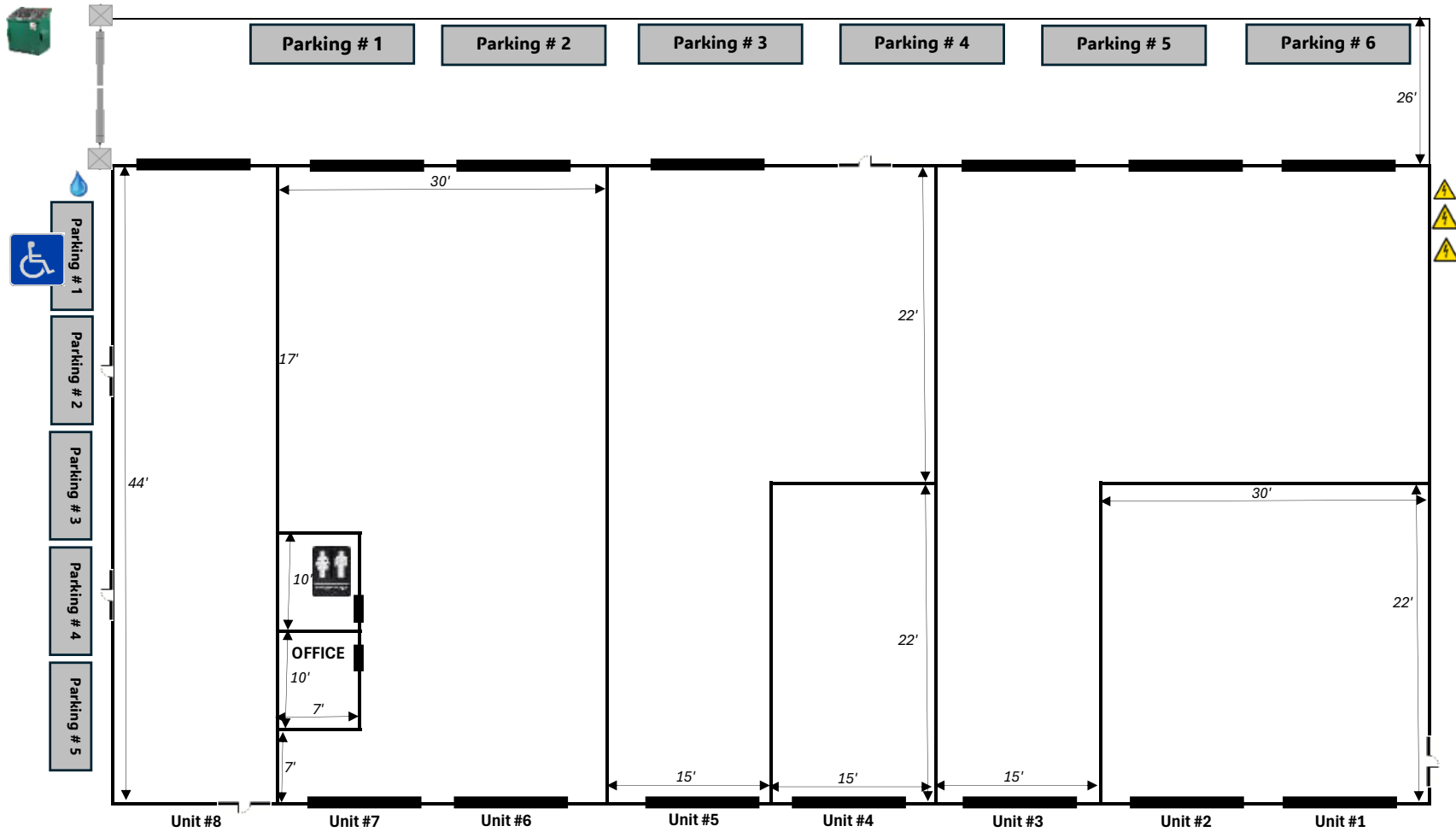
**MAX LORIA** | MANAGING BROKER | 561.901.1402

**DAVID RICHMAN** | VP INVESTMENT SALES | 847.772.7159

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# FLOOR PLAN

## 900 NW 10 TH Terrace Fort Lauderdale FL 33311



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# PROPERTY PHOTOS



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# LOCATION MAP



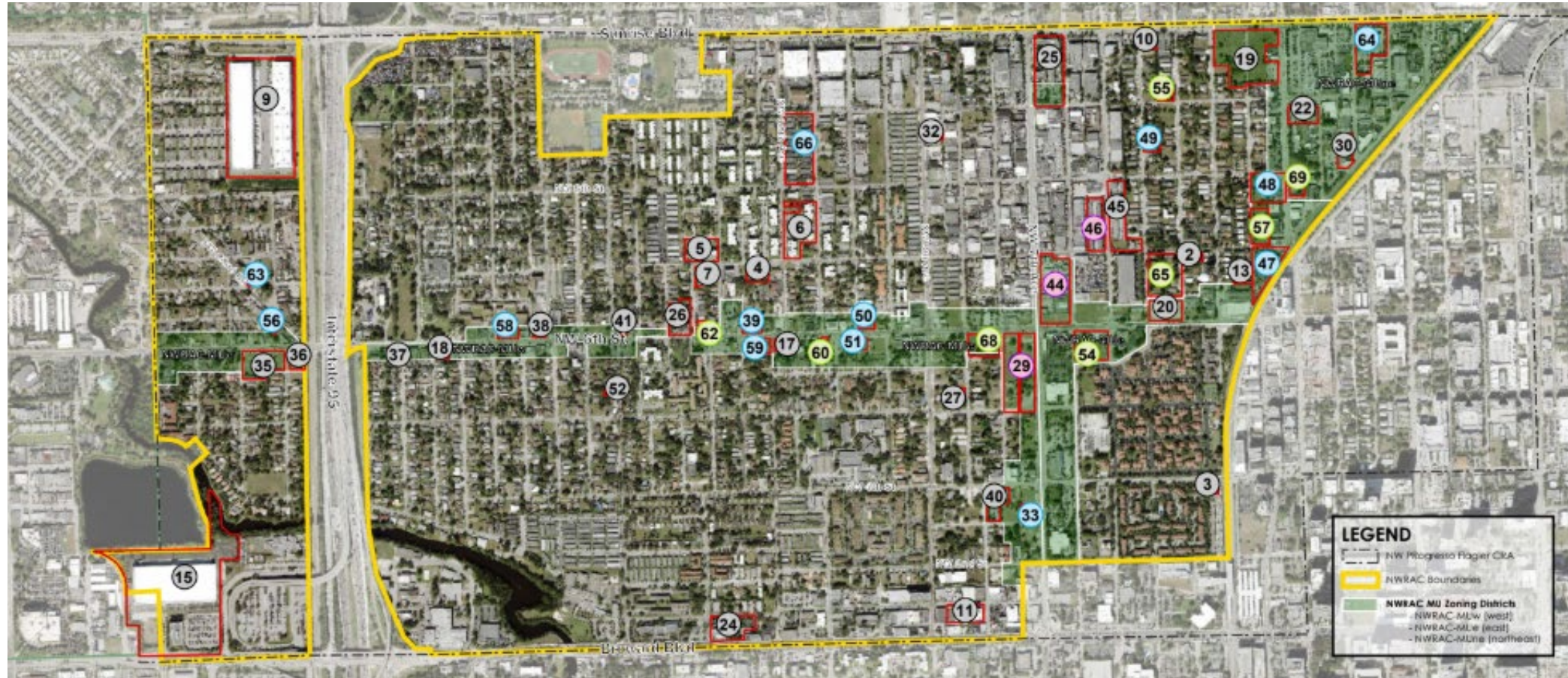
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# DEVELOPMENT CONTEXT MAP



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# DEVELOPMENT PROJECTS

## CITY OF FORT LAUDERDALE

### Northwest Regional Activity Center Development Projects

Updated January, 2026

#### IN REVIEW

Residential Units - 1,303  
Retail/Restaurant Sq. Ft. - 17,513  
Office Sq. Ft. - 861  
Parking Facility - 69 spaces

#### APPROVED

Residential Units - 657  
Retail/Restaurant Sq. Ft. - 25,623  
Office Sq. Ft. - 26,000  
Hotel Rooms - 100  
Private Club Sq. Ft. - 3,500  
Parking Facility - 24 spaces  
Outpatient Emergency Department Sq. Ft. - 11,721  
Medical Clinic Sq. Ft. - 33,071

#### UNDER CONSTRUCTION

Residential Units - 957  
Retail/Restaurant Sq. Ft. - 94,466

#### Completed

<p><b>54. Village of the Arts (UDP-230218)</b> <b>TIMELINE WAIVED</b> 140 Residential Units, 6,000 SF Retail Developer: Village of the Arts, LLC</p>	<p><b>66. 512 NW 7th Street (UDP-230517)</b> <b>TIMELINE WAIVED</b> 8 Units, 100 Residential Units, 150 Units Developer: 512 NW 7th Street, LLC</p>	<p><b>33. Hotel of Arts (PL-R39051)</b> 301 NW 7th Avenue 190 Hotel Rooms Developer: Hotel of Arts, LLC and City of Fort Lauderdale, USA</p>	<p><b>56. The Victory Building (UDP-230407)</b> <b>EXPIRES IN 2025</b> 100,000 SF Retail/Restaurant, 1,000 SF Office Developer: Fort Lauderdale, USA</p>	<p><b>67. Orinelli &amp; Meier Management Office (UDP-230605)</b> <b>EXPIRES 01/17/2027 BP SUBMITTED</b> 148 SF Office Developer: Orinelli &amp; Meier Management, LLC</p>	<p><b>26. The Adelroy (R39014)</b> 100,000 SF Retail 100 Residential Units 15,000 SF Restaurant Developer: UrbanCo</p>	<p><b>2. South Florida Postcard Academy (R14628)</b> 642 NW 2nd Avenue Developer: South Florida Postcard Academy, LLC</p>	<p><b>21. Fort Lauderdale Self-Storage (R15006)</b> 111 NW 26 Street Developer: Fort Lauderdale Self-Storage, LLC</p>	<p><b>24. Inok and 3rd Children's Center (R18042)</b> 100 NW 26 Street Developer: Inok and 3rd Children's Center, LLC</p>	<p><b>17. Solenex Quarters (PLN-STP-1910005)</b> 100 NW 26 Street Developer: Solenex Quarters, LLC</p>
<p><b>55. Progress Walk (UDP-230307)</b> <b>TIMELINE WAIVED</b> 100,000 SF Office Developer: 55 Progress Walk, LLC</p>	<p><b>67. Midtown Progress (UDP-230308)</b> <b>REOPENING 08/23/2024</b> 400,000 SF Office 11 Units, 100 Residential Units, 1,000 SF Restaurant Developer: Midtown Progress, LLC</p>	<p><b>29. Wright Dynasty (UDP-231022)</b> 100,000 SF Office 1,000 SF Retail/Restaurant Developer: Wright Dynasty, LLC</p>	<p><b>51. The Victory Building Parking Lot (UDP-230408)</b> <b>EXPIRES IN 2025</b> 100,000 SF Parking Developer: Fort Lauderdale, USA</p>	<p><b>64. Holy Cross Comprehensive Outpatient Center with Emergency Room (UDP-230514)</b> <b>Reopen November 14, 2027</b> 200,000 SF Office 100,000 SF Restaurant Developer: Holy Cross Comprehensive Outpatient Center, LLC</p>	<p><b>64. The Arcades (UDP-231043/UDP-230604)</b> 100 NW 7th Avenue 100 Residential Units 15,000 SF Restaurant Developer: Fort Lauderdale, USA</p>	<p><b>3. Catering Rail by (R14608)</b> 201 NW 26 Street Developer: Catering Rail by, LLC</p>	<p><b>13. Progress Village Court (R14607)</b> 100 NW 26 Street Developer: Progress Village Court, LLC</p>	<p><b>25. Seven on Seventh (R10070)</b> 100 NW 26 Street Developer: Seven on Seventh, LLC</p>	<p><b>88. 888 N.W. 7th Street (UDP-R31001)</b> 100 NW 7th Street Developer: 888 N.W. 7th Street, LLC</p>
<p><b>57. 700 NW 1st Ave (UDP-230421)</b> <b>TIMELINE WAIVED</b> 100,000 SF Office Developer: Blue River Realty, LLC</p>	<p><b>68. Business View (UDP-230621)</b> <b>TIMELINE WAIVED</b> 100 NW 5th Street 100 Residential Units, 1,000 SF Restaurant Developer: Fort Lauderdale Community Development Agency</p>	<p><b>47. Progress Village Residence (UDP-230505)</b> <b>REOPENING 01/05/2026 SUBMITTED BP EXPIRES AUG 5, 2025</b> 400,000 SF Office 1,000 SF Retail/Restaurant Developer: Fort Lauderdale, USA</p>	<p><b>56. Private Club (UDP-230603)</b> <b>EXPIRES 01/05/2026 SUBMITTED BP</b> 100,000 SF Office 1,000 SF Retail/Restaurant Developer: Private Club, LLC</p>	<p><b>66. Federal Apartments (UDP-230622)</b> <b>Reopen December 8, 2027</b> 100,000 SF Office 100,000 SF Restaurant Developer: Federal Apartments, LLC</p>	<p><b>46. THRUVE Progress West (PLN-STP-2005006)</b> 100 NW 7th Avenue 100 Residential Units 15,000 SF Restaurant Developer: THRUVE Development, LLC</p>	<p><b>5. NW Gardens V - Site 2 (R14657)</b> 100 NW 7th Street Developer: NW Gardens V - Site 2, LLC</p>	<p><b>13. Riverbank (R14606)</b> 100 NW 26 Street Developer: Riverbank, LLC</p>	<p><b>26. YMCA West Center (R15004)</b> 100 NW 26 Street Developer: YMCA West Center, LLC</p>	<p><b>60. Mount Harmon Apartments (UDP-230027)</b> 100 NW 26 Street Developer: Mount Harmon Apartments, LLC</p>
<p><b>65. DL Design (UDP-230206)</b> <b>TIMELINE WAIVED</b> 100,000 SF Office 100 Residential Units Developer: DL Design, LLC</p>	<p><b>69. Mod Lab (Ulm Local) (UDP-230408)</b> 100 NW 7th Avenue 100 Residential Units, 1,000 SF Restaurant Developer: Mod Lab, LLC</p>	<p><b>48. 707 N Andrews Avenue (UDP-230227)</b> <b>REOPEN 09 2023</b> 100,000 SF Office 1,000 SF Retail/Restaurant Developer: 707 N Andrews Ave, LLC</p>	<p><b>58. The Laramore (UDP-230804)</b> <b>EXPIRES 01/05/2027 BP SUBMITTED</b> 100,000 SF Office 1,000 SF Retail/Restaurant Developer: Fort Lauderdale, USA</p>	<p><b>46. THRUVE Progress West (PLN-STP-2005006)</b> 100 NW 7th Avenue 100 Residential Units 15,000 SF Restaurant Developer: THRUVE Development, LLC</p>	<p><b>7. NW Gardens V - Site 1 (R14656)</b> 100 NW 7th Street Developer: NW Gardens V - Site 1, LLC</p>	<p><b>18. Public Parking Lot (Site 1) (R17027)</b> 100 NW 7th Street Developer: Public Parking Lot (Site 1), LLC</p>	<p><b>30. Flagler II (R15826)</b> 100 NW 26 Street Developer: Flagler II, LLC</p>	<p><b>45. THRUVE Progress East (PLN-STP-2005005)</b> 100 NW 7th Avenue 100 Residential Units 15,000 SF Restaurant Developer: THRUVE Development, LLC</p>	
<p><b>63. New Hope II (UDP-230514)</b> <b>TIMELINE SUBMITTED</b> 100,000 SF Office 100 Residential Units Developer: New Hope Development, LLC</p>	<p><b>49. Progress Townhomes (UDP-230307)</b> <b>REOPEN 10/17/2027</b> 100,000 SF Office 100 Residential Units Developer: Progress Townhomes, LLC</p>	<p><b>59. The Midway (UDP-230307)</b> <b>EXPIRES 7/16/2027 BP SUBMITTED</b> 100,000 SF Office 100 Residential Units Developer: Fort Lauderdale, USA</p>	<p><b>66. Federal Apartments (UDP-230622)</b> <b>Reopen December 8, 2027</b> 100,000 SF Office 100,000 SF Restaurant Developer: Federal Apartments, LLC</p>	<p><b>46. THRUVE Progress West (PLN-STP-2005006)</b> 100 NW 7th Avenue 100 Residential Units 15,000 SF Restaurant Developer: THRUVE Development, LLC</p>	<p><b>9. Bridge Point I-08 (R15027)</b> 100 NW 7th Street Developer: Bridge Point I-08, LLC</p>	<p><b>19. Progress Commons (R17820)</b> 100 NW 26 Street Developer: Progress Commons, LLC</p>	<p><b>32. Hoover Architecture (R19033)</b> 100 NW 26 Street Developer: Hoover Architecture, LLC</p>	<p><b>32. Daring Boulevard Structural Improvement (UDP-230804)</b> 100 NW 26 Street Developer: Daring Boulevard Structural Improvement, LLC</p>	
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