



PROPERTY DETAILS

- 5,000 - 15,000 SF Available
- 100% HVAC
- 17' Clear Height
- Front and Rear Grade Level Loading Doors
- Shared Dock Well
- 3-Phase Power
- Wet Sprinkler System
- Surface Parking
- Zoning: B-3, Oakland Park
- Located south of Commercial Blvd, east of Dixie Hwy

ABOUT PROPERTY



PRICE

\$21.00 / SF / Yr (MG)



YEAR BUILT

1970



AVAILABLE SF

5,000 - 15,000



PARKING

1.6 / 1,000 SF



LOCATION

Oakland Park, FL

For more information:

Jordan Beck

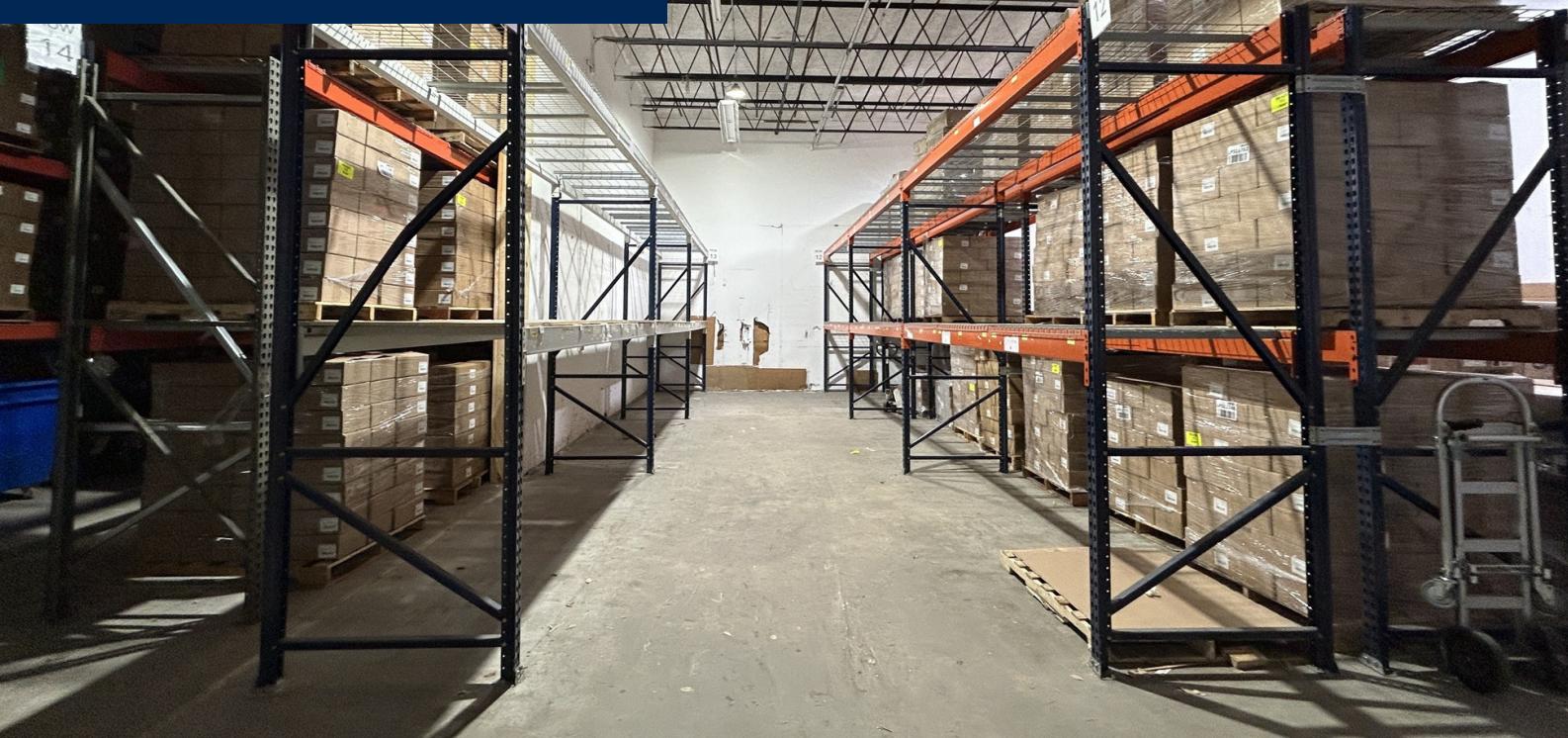
954.652.2033 | Jbeck@Bergercommercial.Com
bergercommercial.com

Calder Alfano

954.652.2041 | Calfano@Bergercommercial.Com



CORFAC
International



LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	5,000 SF	Lease Rate:	\$21.00 / SF / Yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
4701 NE 12th Ave	5,000 SF	\$21.00 SF/yr	100% HVAC. 17' Clear Height. 3-Phase Power. Two (2) 9' x 9' Grade Level Loading Doors. ±250 SF Office Buildout. Available with Unit #4709 and #4717 for 15,000 Total SF.
4709 NE 12th Ave	5,000 SF	\$21.00 SF/yr	100% HVAC. 17' Clear Height. 3-Phase Power. Two (2) 9' x 9' Grade Level Loading Doors. One (1) 12' x 12' Grade Level Door. ±500 SF Office Buildout. Available with Unit #4701 and #4717 for 15,000 Total SF.
4717 NE 12th Ave	5,000 SF	\$21.00 SF/yr	100% HVAC. 17' Clear Height. 3-Phase Power. Three (3) Grade-Level Loading Doors. Oversized Rear Loading Doors are 12' x 16' and 14' x 12'. Front Loading Door is 9' x 9'. ±1,600 SF Office Buildout. Available with Unit #4701 and #4709 for 15,000 Total SF.

For more information:

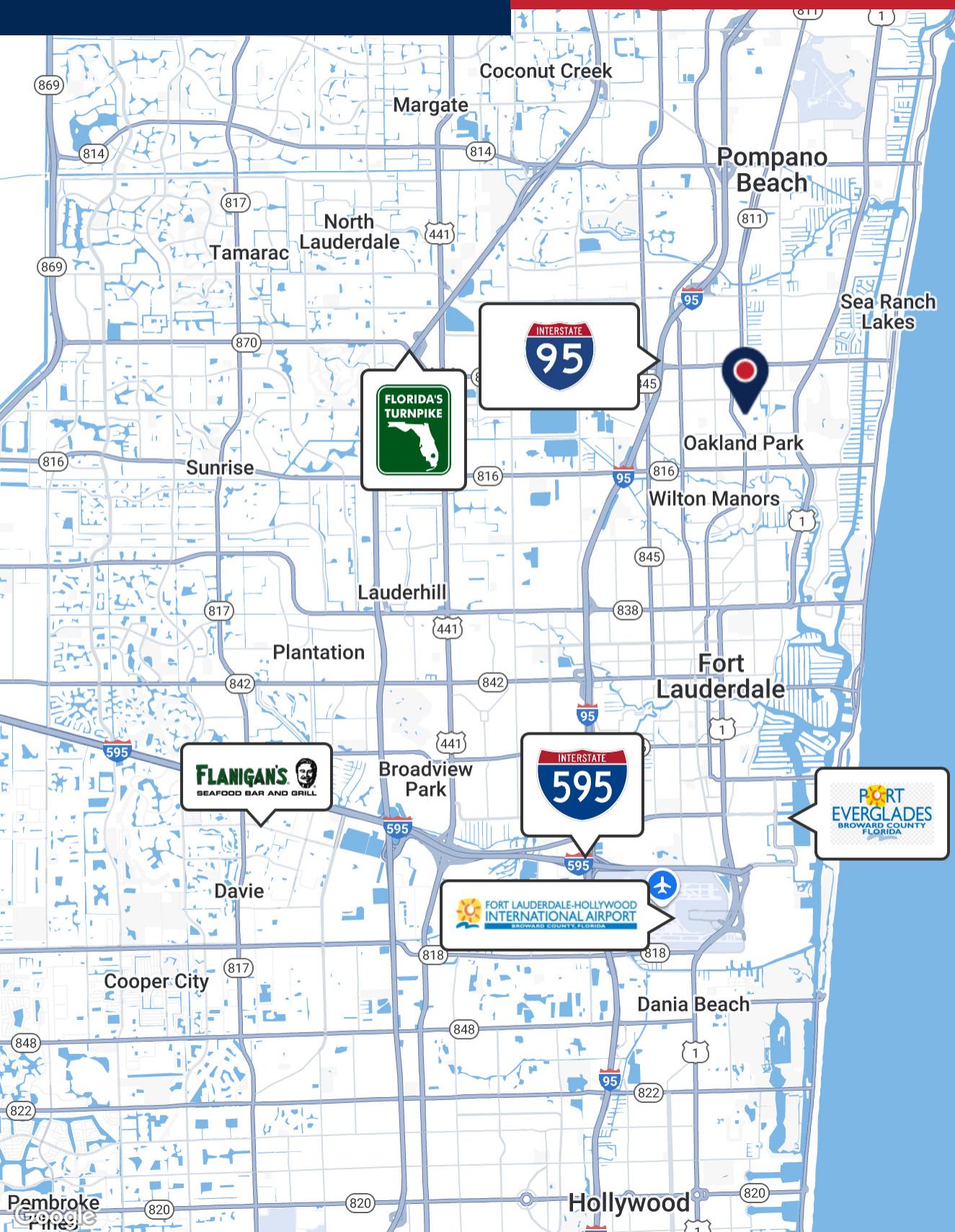
Jordan Beck

954.652.2033 | Jbeck@Bergercommercial.Com
bergercommercial.com

Calder Alfano

954.652.2041 | Calfano@Bergercommercial.Com





Map
data
©2025
Google

For more information:

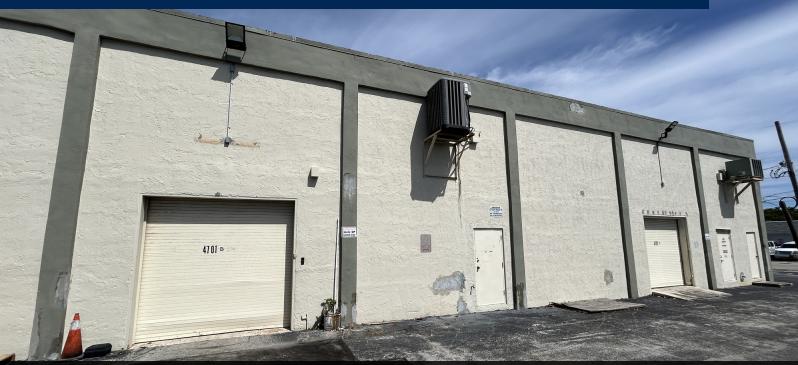
Jordan Beck

954.652.2033 | jbeck@bergercommercial.com
bergercommercial.com

Calder Alfano

954.652.2041 | calfano@bergercommercial.com

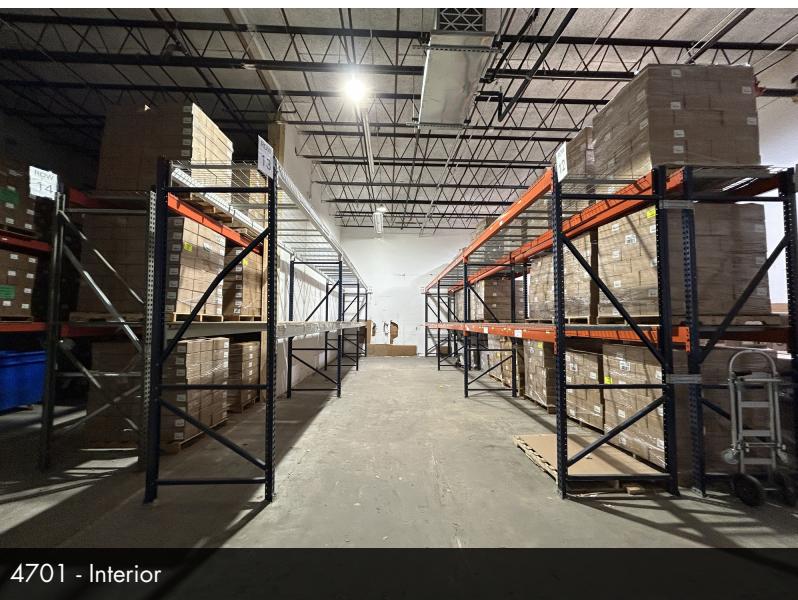




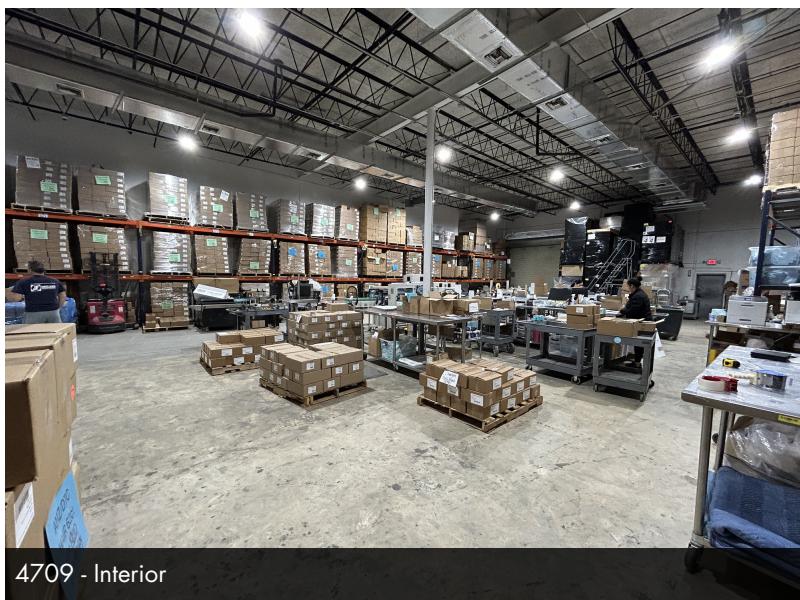
4701 - Loading



4709 - Front



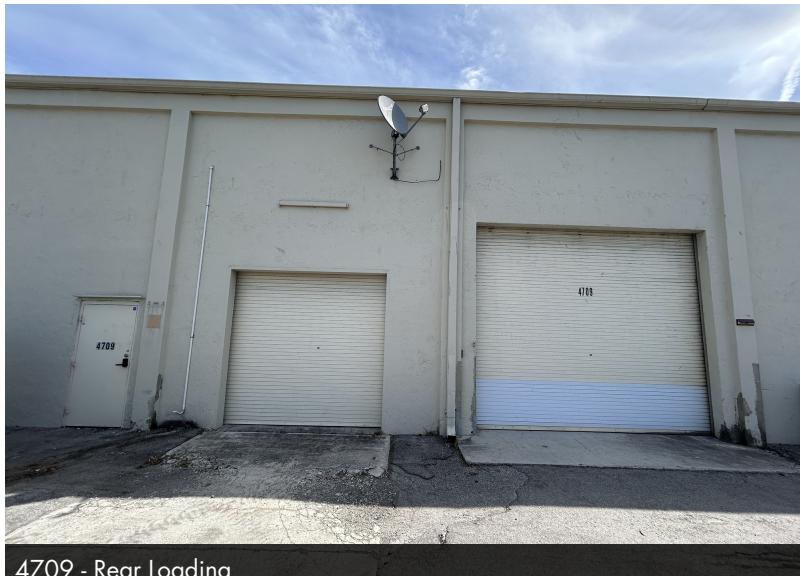
4701 - Interior



4709 - Interior



4717 - Rear Loading



4709 - Rear Loading

For more information:

Jordan Beck

954.652.2033 | Jbeck@Bergercommercial.Com
bergercommercial.com

Calder Alfano

954.652.2041 | Calfano@Bergercommercial.Com

BERGER
 COMMERCIAL REALTY

CORFAC
 International

COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT