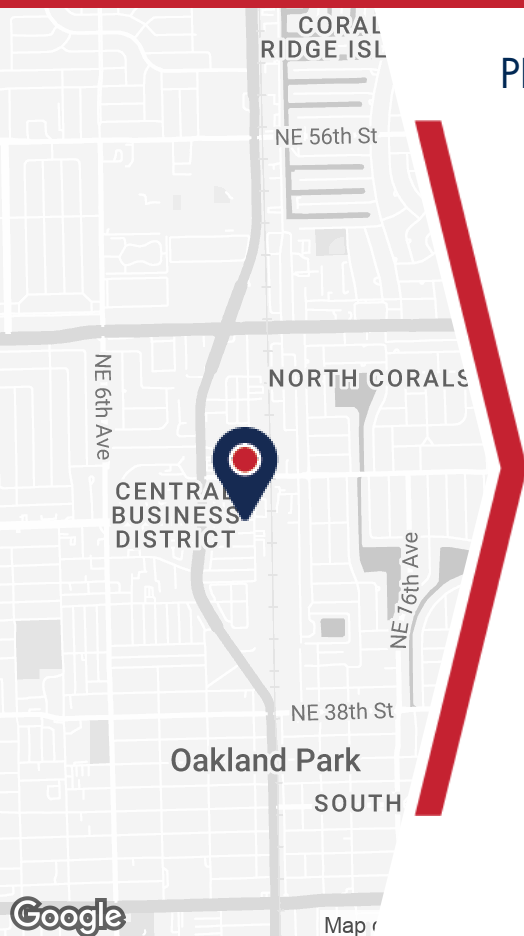


## INDUSTRIAL/FLEX BAYS FOR LEASE

1042 NORTHEAST 44TH STREET OAKLAND PARK, FL 33334



### PROPERTY DETAILS

- Easy access to I-95
- Convenient ground level loading.
- Impact rated loading doors and windows.
- Secured and fenced rear loading/storage area.
- Flexible I-1 zoning.
- 3ph Electric
- Column Free Warehouses

### ABOUT PROPERTY



#### PRICE

\$18.50-19.00 SF/yr (MG)



#### YEAR BUILT

1962



#### AVAILABLE SF

3,600-11,000 SF



#### PARKING

Surface, Secured Rear



#### LOCATION

Oakland Park, FL

For more information:

**Keith R. Graves, CCIM, SIOR**

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bergercommercial.com

**Lawrence Oxenberg**

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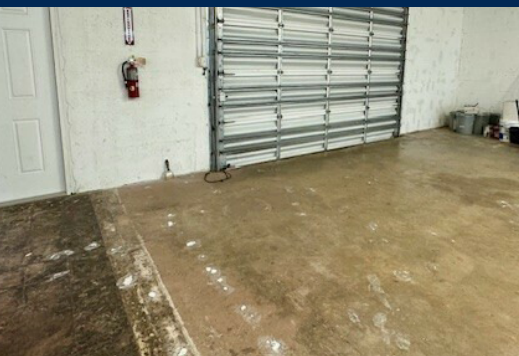


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## INDUSTRIAL/FLEX BAYS FOR LEASE

## PHOTOS



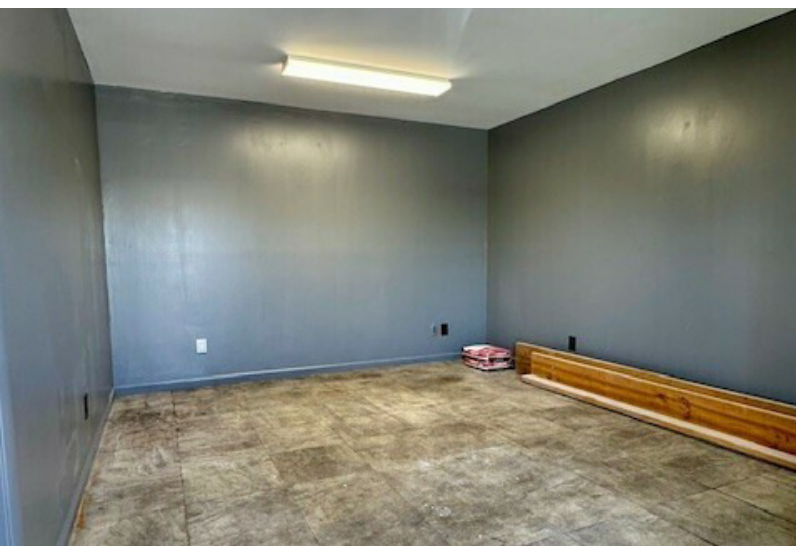
Unit 1042 Whse Front



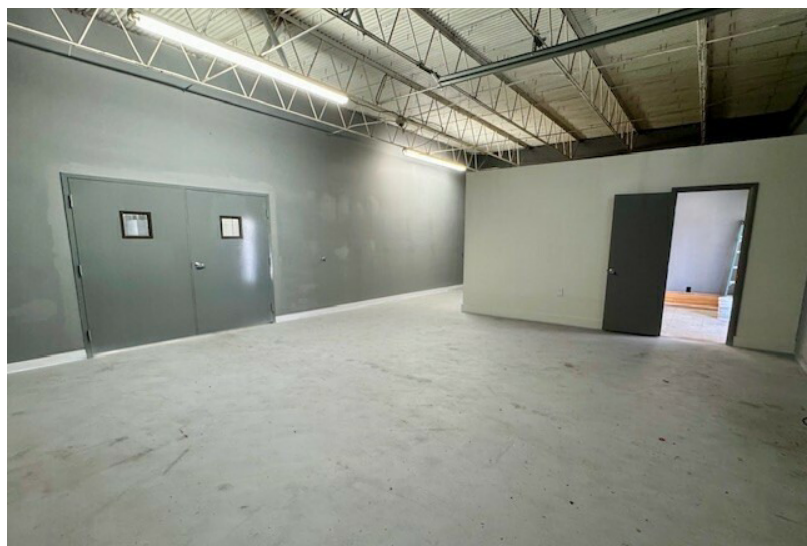
Unit 1042 Whse Front Facing Rear



1042 Rear Secured Loading



Unit 1044 Office



Unit 1044 Whse Ante Room



Unit 1044 Whse Ante Room



Unit 1044 Whse Front to Rear



Unit 1044 Rear Secured Loading

For more information:

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



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# INDUSTRIAL/FLEX BAYS FOR LEASE

# LEASE SPACES DETAILS



## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	11,000 SF	Lease Rate:	\$18.50 - \$19.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Unit 1042	Available	3,700 SF	Modified Gross	\$18.50 SF/yr	-
■ Unit 1044	Available	3,700 SF	Modified Gross	\$19.00 SF/yr	Contains 250sf of existing office.
■ Unit 1048	Available	3,600 SF	Modified Gross	\$19.00 SF/yr	1,000sf of existing office/showroom. Two bathrooms.

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INDUSTRIAL/FLEX BAYS FOR LEASE

AERIAL MAP



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