

INDUSTRIAL FOR LEASE



INDUSTRY CORNER UNIT

 3472 NE 5TH AVE UNIT 12, OAKLAND PARK FL 33334

LOCATION DESCRIPTION

Located in the heart of Oakland Park's thriving industrial corridor, just minutes from Oakland Park Blvd, Dixie Hwy and I-95 providing excellent accessibility throughout Broward County. The property is located in a well established Industrial and Commercial pocket of Oakland Park, surrounded by a mix of flex warehouses, service businesses and contractors. Its close proximity to Oakland Park Blvd, Dixie Hwy & I-95 provides excellent accessibility and convenient access to the surrounding Oakland Park and Fort Lauderdale communities.

EXECUTIVE SUMMARY

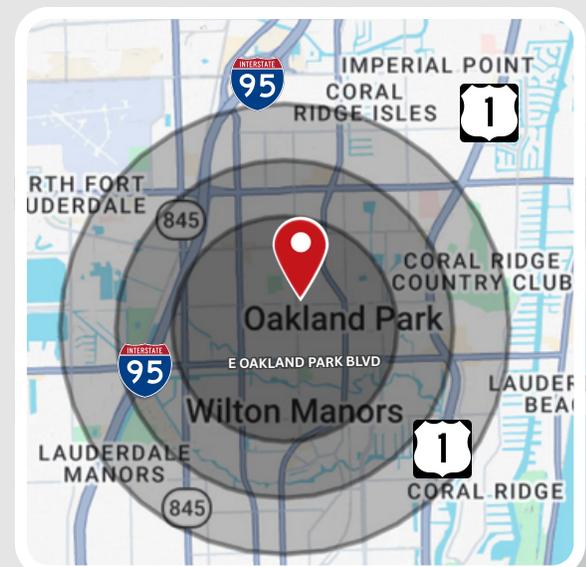
Property Type Industrial / Flex

Lease Rate \$22/SF + NNN

Space Size +/- 1,675 SF

Frontage Street Dixie Hwy & Oakland Park Blvd

Zoning I-1



Miles 1.0 1.5 2.0

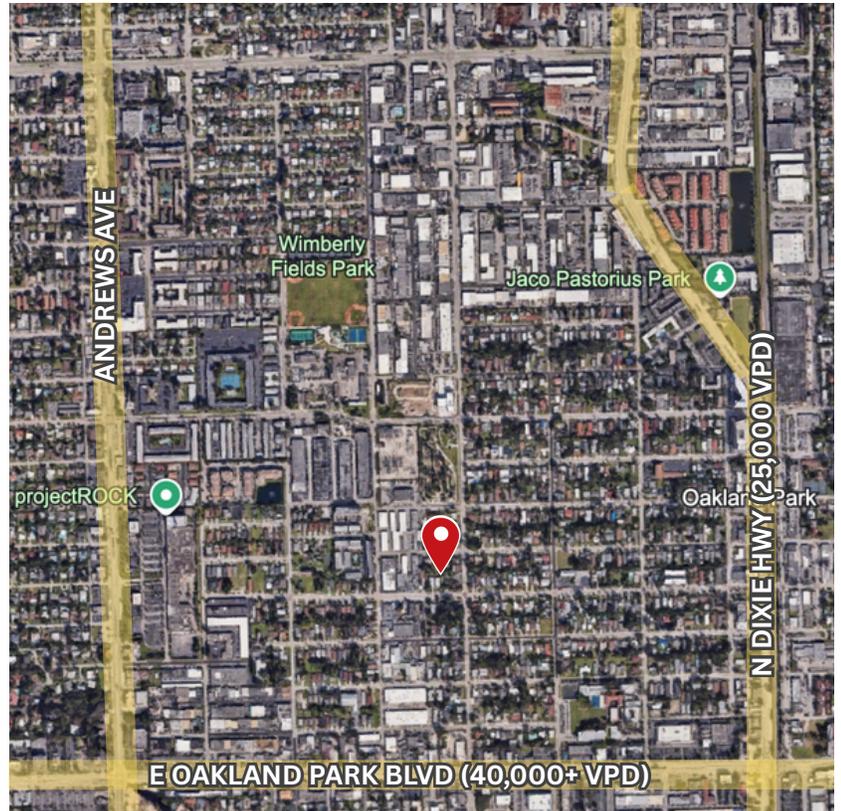
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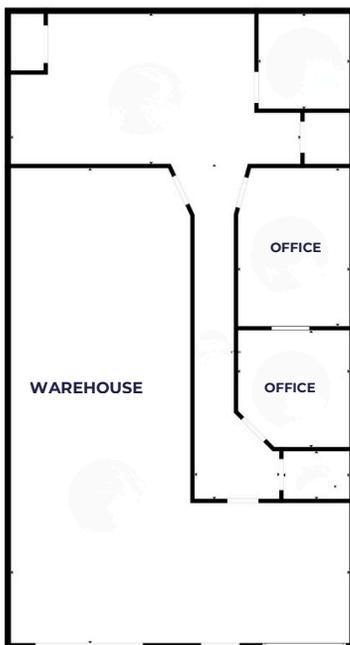
SPACE DESCRIPTION

Rare opportunity to lease a 1,675 SF corner flex unit within a striking modern industrial building fully renovated in 2021. The property features a bold graffiti-style exterior design that gives the building a unique creative-industrial aesthetic, along with a new roof installed just two years ago. The unit offers a fully finished drive-in bay with an automatic glass roll-up door, bright LED lighting throughout, and a clean drywall buildout, creating a polished and functional workspace. The office area features beautiful tile flooring, a private finished bathroom, and a tankless hot water heater. A major highlight of the space is the professionally soundproofed office buildout, a \$200,000 upgrade, with soundproofing installed from the flooring through the walls. This high-end corner unit combines modern design, premium upgrades, and flexible functionality, making it a perfect fit for a variety of creative, professional, or service-based businesses seeking a turnkey space in Oakland Park's growing commercial district.



HIGHLIGHTS

- 1,675 SF Corner Flex Unit Available for Lease
- Modern Industrial Building Fully Renovated in 2021
- New Roof Installed Approximately 2 Years Ago
- Distinctive Graffiti-Style Exterior with Modern Creative Aesthetic
- Automatic Glass Roll-Up Door with Drive-In Bay
- Fully Finished Interior with Complete Drywall Buildout
- Bright LED Lighting Throughout the Entire Unit
- Gorgeous Tile Flooring in Office Area
- Private Fully Finished Bathroom
- Tankless Hot Water Heater Installed
- Professionally Soundproofed Office Buildout (Approx. \$200K Upgrade)
- Soundproofing Installed from Flooring Through Walls
- Turnkey Space with High-End Interior Improvements
- Located in Oakland Park's Growing Industrial / Creative Corridor



FLOOR PLAN



PAUL JULIAN

3101 N Federal Hwy, Ste 502

Fort Lauderdale, FL 33306

P: 954.372.7280

info@LEVELrealty.com

**All information is presented without warranty as to accuracy or completeness of the any materials or information provided, derived, or received.*

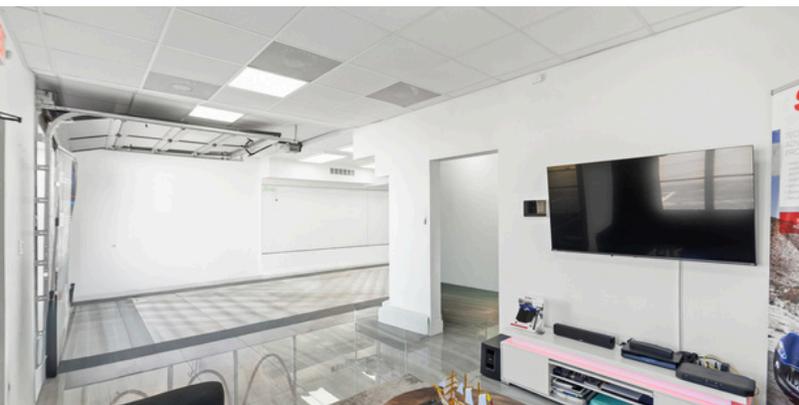
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3472 NE 5th Ave TENANTS

UNIT 1 1,650 SF BREWLIHAN Specialized Winery and Mead Manufacturer	UNIT 3-7 8,500 SF AM. Fit Meals Healthy Meal Prep/Delivery Company	UNIT 8 2,600 SF AM. Fit Meals Healthy Meal Prep/Delivery Company	UNIT 9 2,679 SF DCX FITNESS Gym/Fitness	UNIT 10 1,650 SF wildman Ecommerce Clothing Company
UNIT 2 1,650 SF AM. Fit Meals Healthy Meal Prep/Delivery Company				UNIT 11 1,650 SF DETAIL GEEKS Luxury Auto Detailing
				AVAILABLE UNIT 12 1,675 SF



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