



Asking Price:

\$3.8M

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FOR SALE

4900 NE 11th Avenue

Oakland Park, Florida

**13,054 SF industrial building available in
Oakland Park's prime industrial area!**

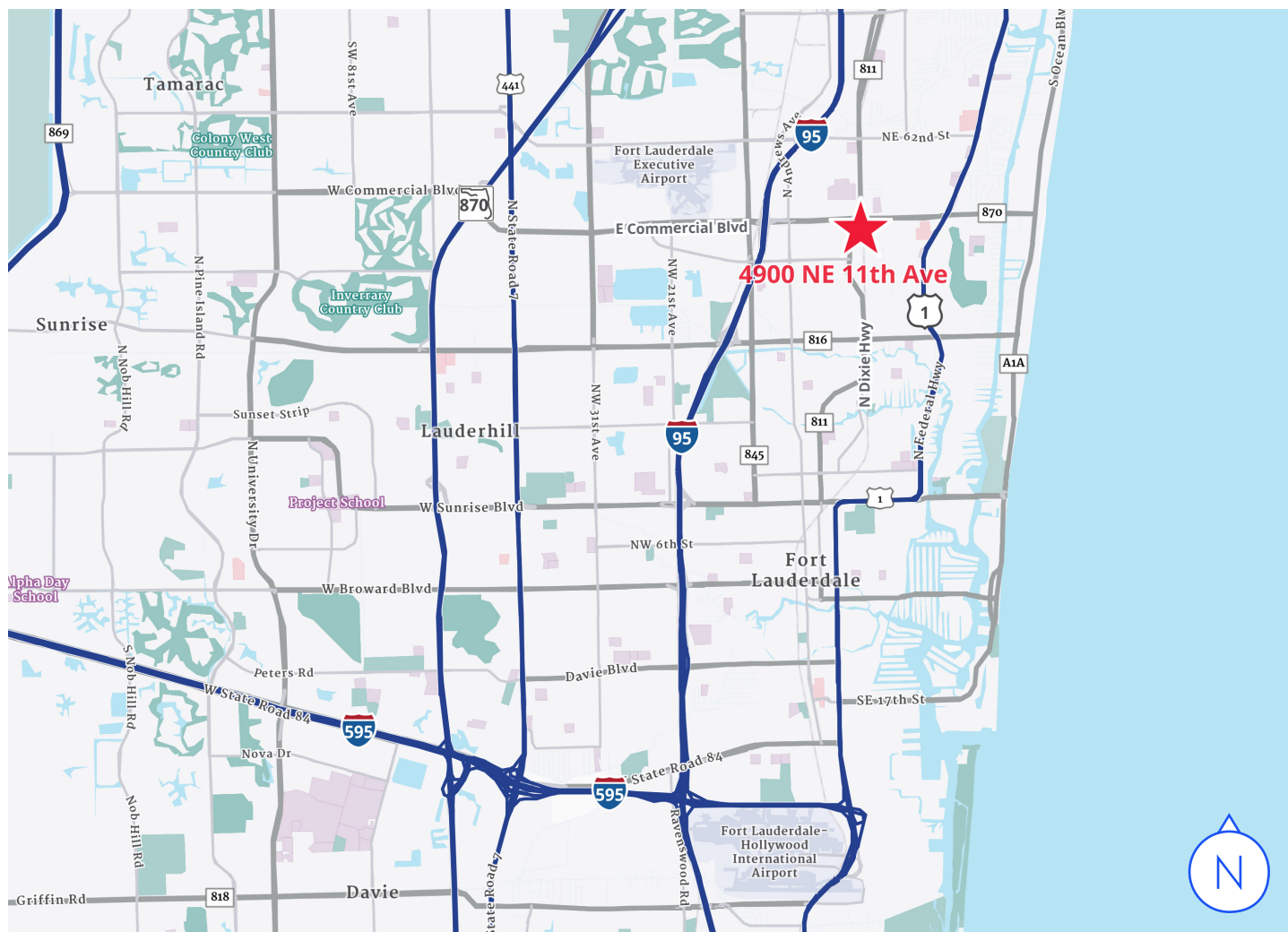
Property Highlights

- **High-Utility Building:** Constructed with durable masonry, the property features four grade-level 8'x10' and four 8'x12' garage doors, 4400 amps of 3-phase power, and ±3,850 SF of built-out office space - ideal for a wide range of light industrial or flex users. **Flexibility to reduce office space if user desires more warehouse space.**
- **Zoning:** I-1 Light Industrial
- **Fully Fenced & Secured Lot:** The ±0.56-acre parcel offers a secured yard with ample parking (17 surface spaces, 1.31/1,000 SF ratio) and outdoor storage potential.
- **Prime Location:** Strategically located near major infrastructure—just 12 miles from FLL Airport, 8.1 miles from Port Everglades, and less than 5 miles from the rail terminal—making it ideal for logistics, distribution, and service-based operators.
- **Strong Market Dynamics:** The Central Broward industrial market continues to outperform with a sub-6% vacancy rate, and peer buildings averaging \$19.47/SF asking rent.

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Area Overview

Location Map



Port Everglades
14 min / 12.3 mi

Port of Miami
35 min / 34.2 mi



Ft. Lauderdale-Hollywood
Intl. Airport (FLL)
16 min / 12.0 mi

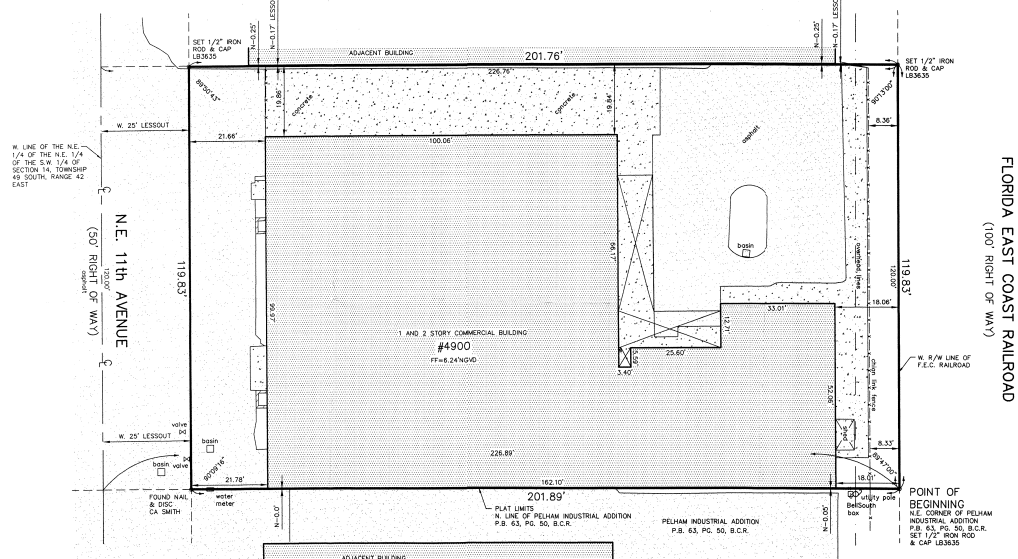
Miami Intl. Airport (MIA)
35 min / 34.0 mi



Interstate 95
4 min / 1.6 mi

Florida Turnpike
10 min / 5.3 mi

Interstate 595
12 min / 8.9 mi



Exterior Photos



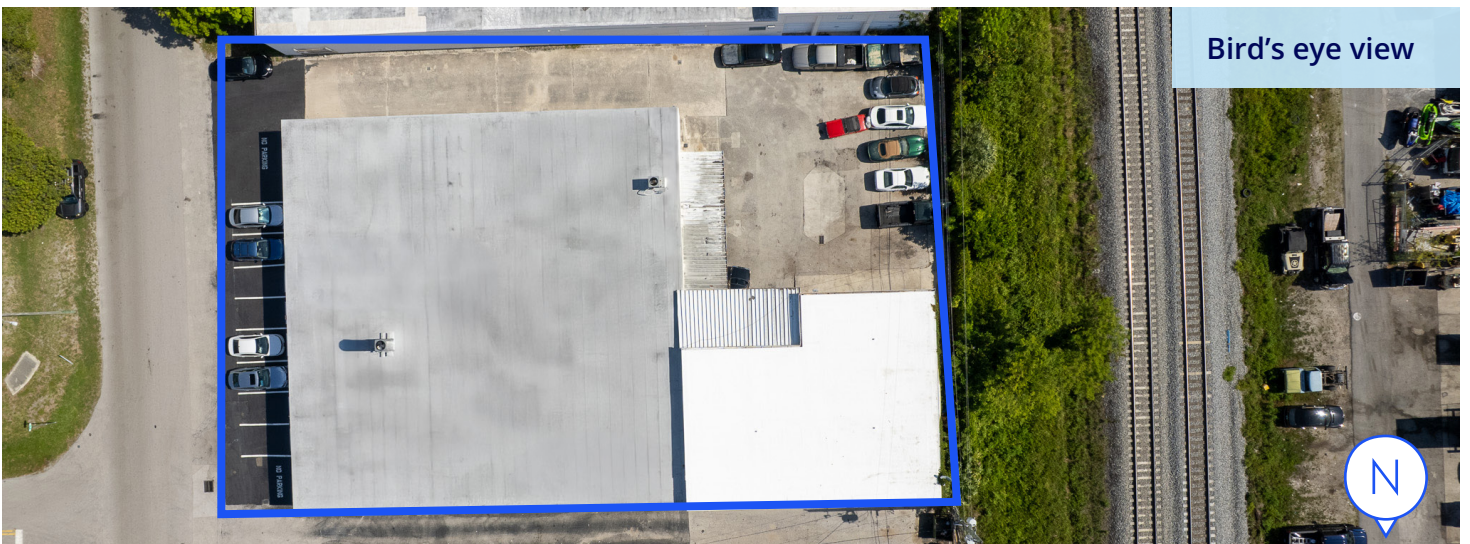
[Click here to view Matterport tour](#)



Front of building



Back of building



Bird's eye view

Interior Photos



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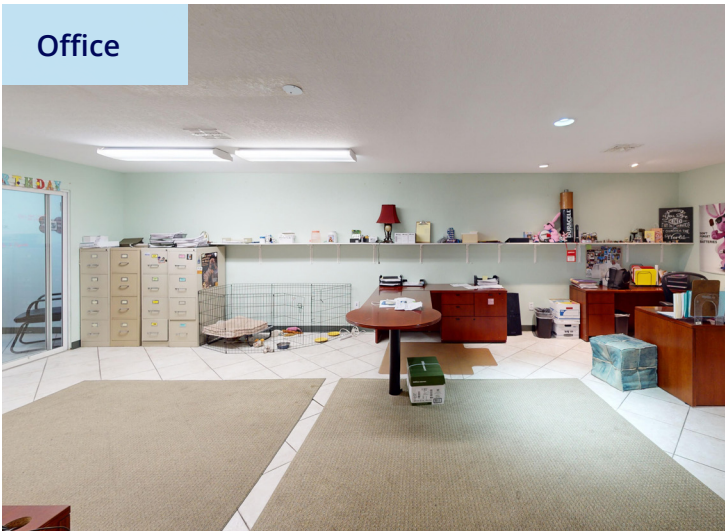
Executive office



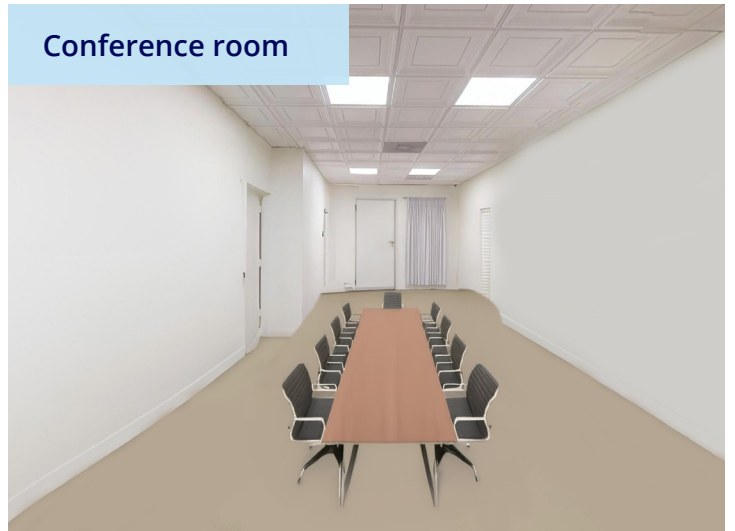
Office



Office



Conference room



Break room



Kitchenette



Warehouse Photos

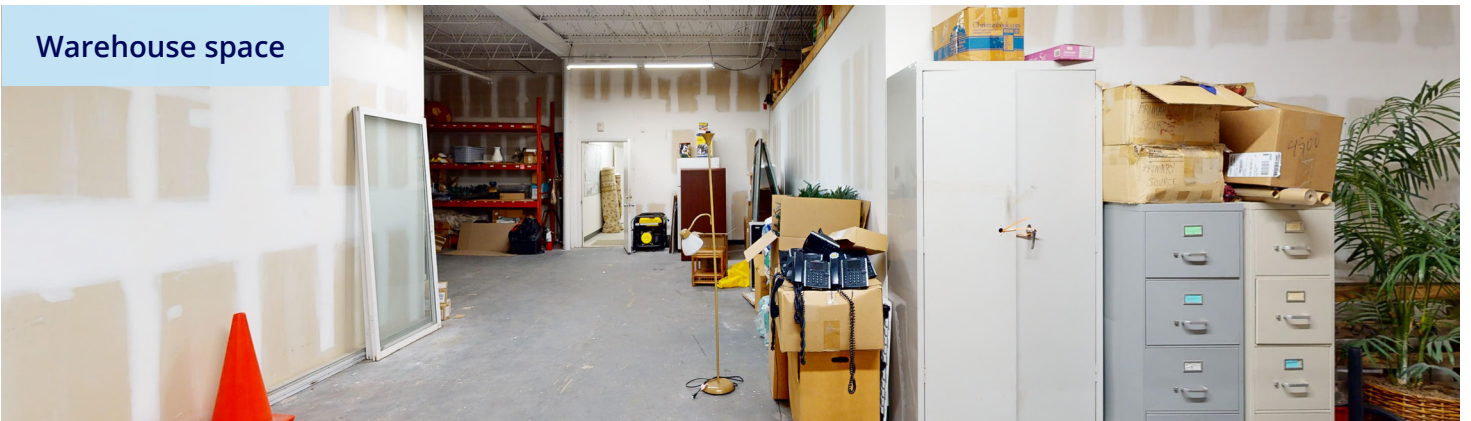


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Warehouse space



Warehouse space



Warehouse space

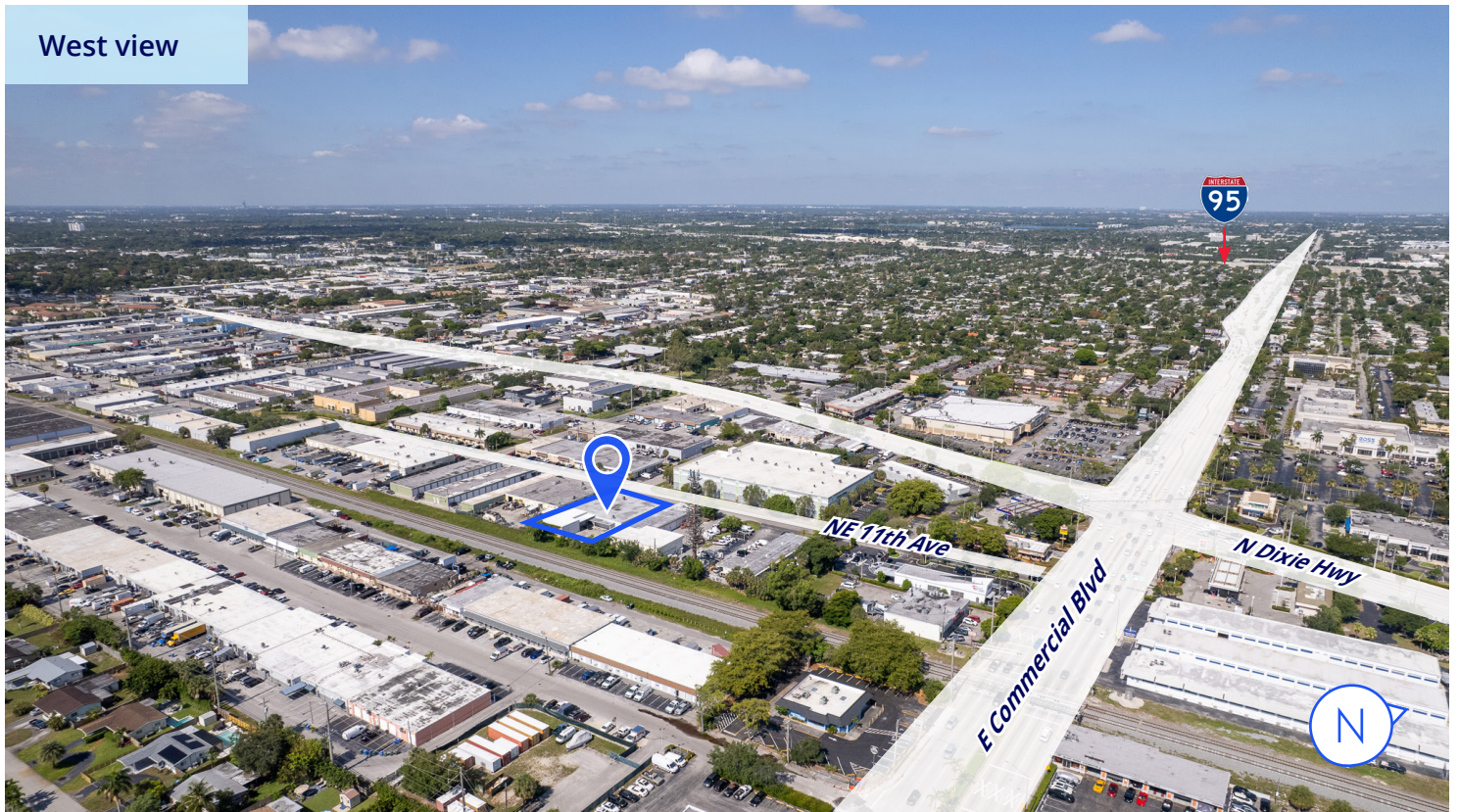


Warehouse space



Aerial Views

West view



East view

