



**FOR SALE**

**821-835 NW 45TH STREET**  
OAKLAND PARK, FL 33309

**VALUE ADD SMALL BAY INDUSTRIAL**



# OVERVIEW

STL Commercial has been exclusively retained to facilitate the sale of the prime warehouse property located at 821-835 NW 45th St, Oakland Park FL. This exceptional warehouse is 12,520 SF and is on a 0.53 AC lot. The property consists of 31 individual storage/work bay units, each around 400 square feet in size. The unit configuration is flexible, offering a mix of single, double, and triple units to accommodate different tenant needs. This versatility allows tenants to choose the space that best fits their requirements, whether they need a single unit or a larger, combined area. Each unit is equipped with a 9' - 10' x 10' roll up door and 13' ceilings. The property offers ample parking for all of its tenants, and is secured with manual privacy fencing, security cameras and allows for 24/7 access.

The property is ideally located just off of I-95 between Powerline and Prospect Road. This strategic location offers excellent accessibility for a wide range of tenants.

Small bay warehouses are in extremely limited supply in Broward County, making this a rare and highly desirable investment opportunity. The property is currently 45% occupied, due to Ownership spending significant time fixing up the property. Currently in the process of re stabilizing the asset,

# SITE SUMMARY

**ASKING PRICE:** \$2,500,000  
**BUILDING SIZE:** 12,520 SF  
**LOT SIZE:** 23,291 SF  
**PRICE PSF BUILDING:** \$199.68  
**PRICE PSF LOT:** \$111.63  
**ZONING:** I-1 LIGHT INDUSTRIAL  
**# OF BAYS:** 31  
**OCCUPANCY:** 45%

# HIGHLIGHTS

- SHORT TERM LEASES
- AMPLE PARKING
- FLEXIBLE UNIT CONFIGURATION
- MINUTES FROM I-95 AND POWERLINE ROAD
- 13' CEILINGS & 9' -10' X 10' DOORS



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**MAX LORIA** | MANAGING BROKER | 561.901.1402  
**DAVID RICHMAN** | VP INVESTMENT SALES | 847.772.7159

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.



# PROPERTY PHOTOS



821-835 NW 45TH STREET - OAKLAND PARK, FL 33309

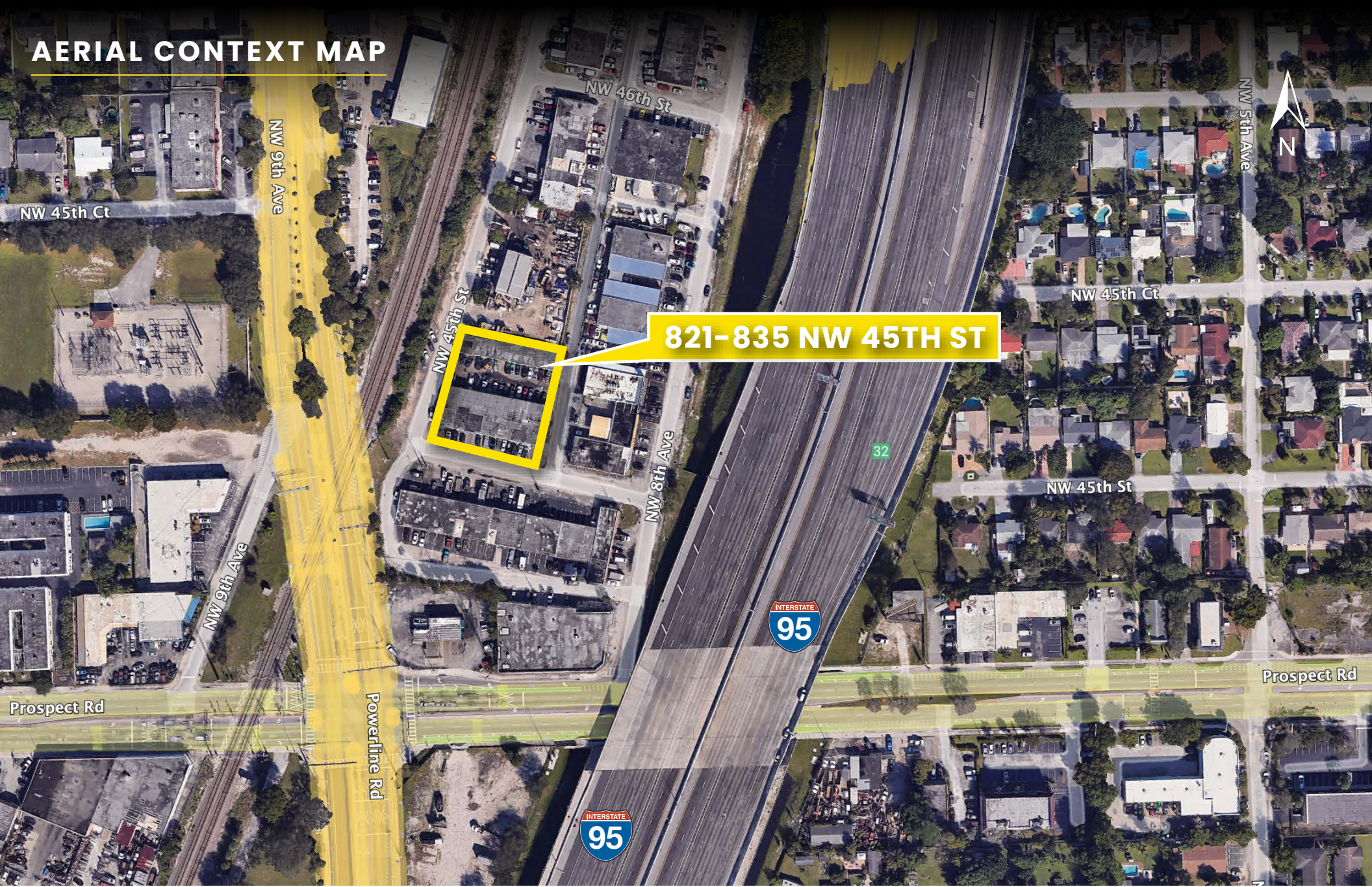
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# AERIAL CONTEXT MAP



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