

# NEW TOWN COMMERCE PARK

4350-4380 Oakes Road, Davie, FL 33314



## THE PROPERTY

New Town Commerce Park presents an upscale complex of five flex buildings comprised of office, showroom, and street-level warehouse spaces. Unique features include fiber-optic communications and 18-foot ceilings in suites offering spacious conference rooms, private offices, kitchenettes, and warehouse space. The Park benefits from immediate access to the I-595 and US- 441.



## PROPERTY HIGHLIGHTS

- ✓ VARIOUS PERMITTED USES
- ✓ BRIGHT OFFICES WITH FLOOR TO CEILING WINDOWS
- ✓ 18 FOOT CLEAR WAREHOUSE CEILINGS
- ✓ 10'X12' STREET LEVEL ROLL UP DOORS
- ✓ ON-SITE PROPERTY MANAGEMENT

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# PROPERTY DETAILS



**MARKET:  
SOUTH FLORIDA**



**SUBMARKET:  
SOUTHWEST BROWARD  
INDUSTRIAL**



**PROPERTY TYPE:  
FLEX**



**YEAR BUILT/RENOVATED:  
2000**



**LEASE TYPE:  
MODIFIED GROSS**



**PARKING RATIO:  
3/1,000 SF**



**AVAILABILITY**



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# AREA OVERVIEW



**I-75**  
**10 MILES**



**I-95**  
**1.6 MILES**



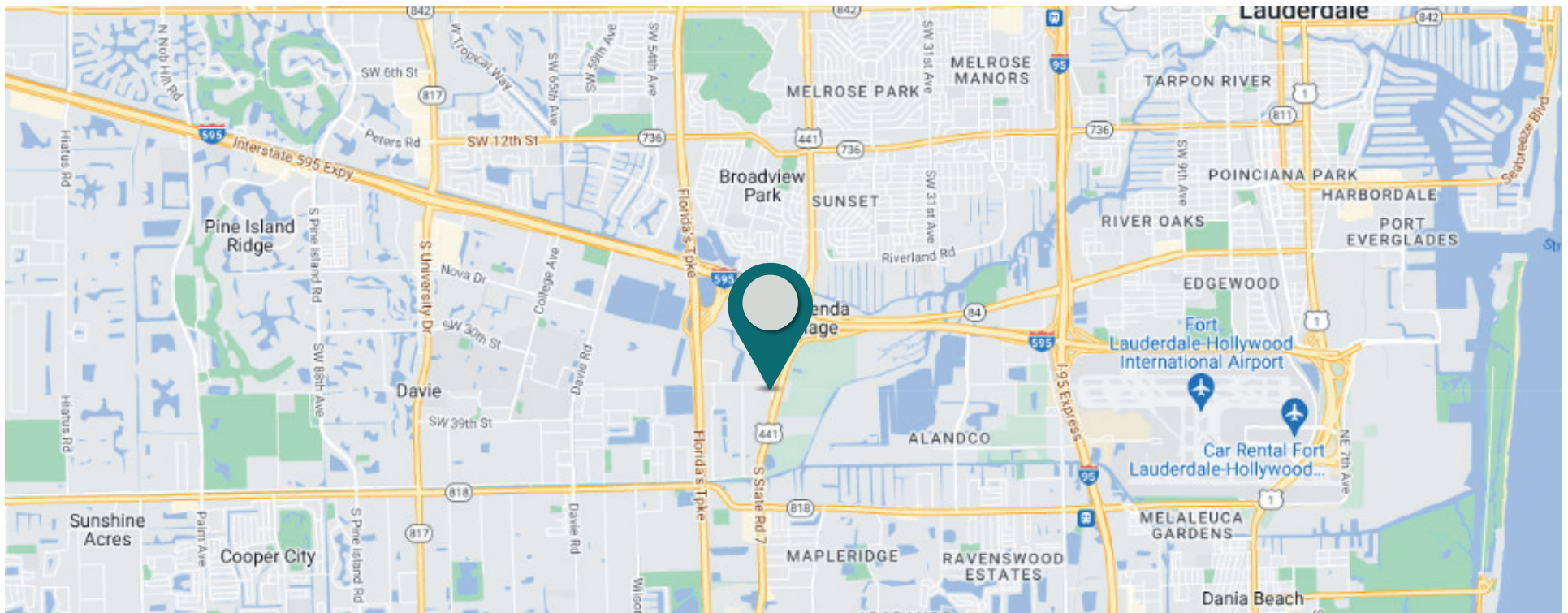
**FL TURNPIKE**  
**1.4 MILES**



**SR-7**  
**>1 MILE**



**FT LAUDERDALE AIRPORT**  
**4.9 MILES**



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