



EXECUTIVE SUMMARY

Property Type Industrial/Office

Lease Rate \$24 Gross

Space Size +/-1,682 SF

Covered Yard +/-600 SF

Zoning I-1

Space Layout 80% Warehouse
20% Office

5TH TERRACE WAREHOUSE

📍 4047 NE 5TH TERRACE, OAKLAND PARK FL 33334

SPACE DESCRIPTION

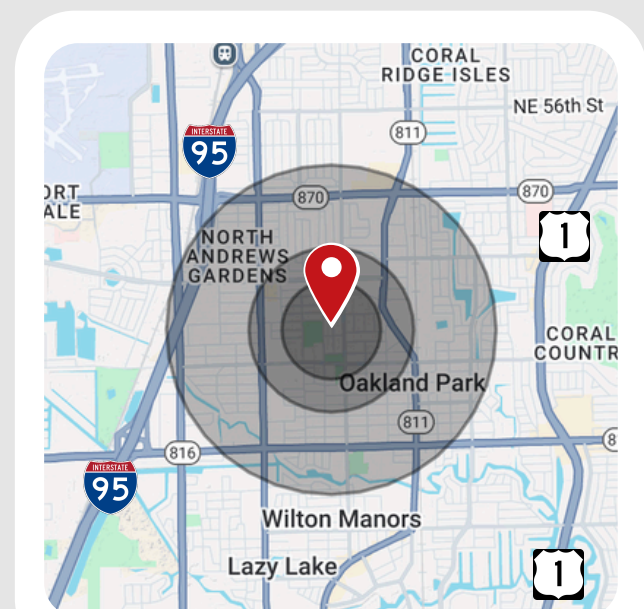
This light industrial property is in the heart of Oakland Park's Central Business District and just west of the Downtown mixed use District. The approximate 1,682 SF fully air conditioned warehouse features approximately 20% office and 80% warehouse, with a roll up grade level door in the rear. In addition to the 1,682 SF rentable space, this property features a private, fenced, and covered area of roughly 600 SF in the back. This additional space is not included in the rental square footage, providing great value for the space. Ample parking both the front and rear of the space.

HIGHLIGHTS

- Fully air conditioned
- 1,682 SF (80% Warehouse 20% Office)
- Additional 600 SF Private, fenced and covered space in rear
- Ample parking
- Grade level roll up door

LOCATION DESCRIPTION

4047 NE 5th Terrace is located half way between Oakland Park Blvd and Commercial Blvd via NE 5th Ave. There are two I-95 access points less than 1.5 miles away and Prospect Rd 2 blocks away.



0.3 - 0.5 - 1.0 mi.

INDUSTRIAL FOR LEASE



4047 NE 5TH Terrace
Oakland Park, FL 33334



3101 N Federal Hwy, Ste 502
Fort Lauderdale, FL 33306
P: 954.372.7280
info@LEVELrealty.com

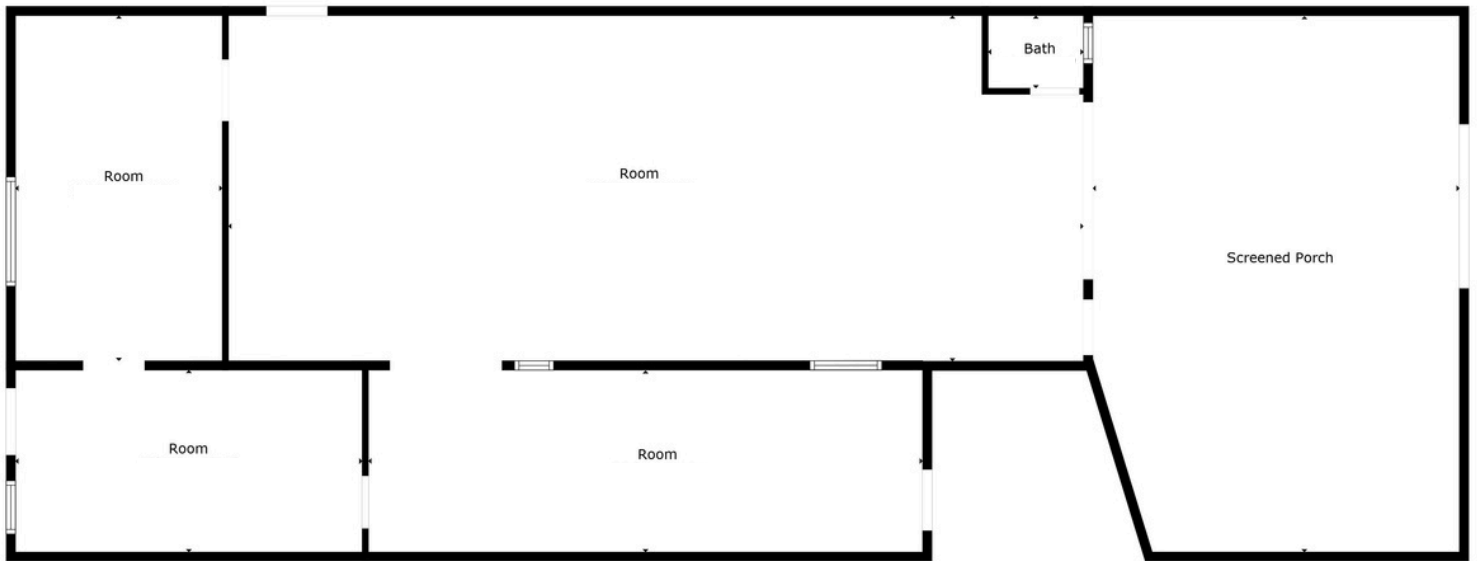
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****EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**





Floor Plan



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