

4306 NE 11th Avenue
Oakland Park, FL 33334

FOR SALE

IDEAL OWNER/USER OPPORTUNITY

TOTAL 4,014 SF | 0.688 AC



Butters Realty & Management
6820 Lyons Technology Circle #100
Coconut Creek, FL. 33073
www.Butters.com

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No warranty or representation is made to the accuracy of the foregoing information. Terms or sale or lease or availability are subject to change or withdrawal without notice.

Why This Property Stands Out

4306 NE 11th Avenue offers a rare opportunity to acquire two industrial buildings on a single lot in the heart of Oakland Park. Positioned within one of Broward County's most active industrial submarkets, the property provides versatile industrial space for owner-users and investors. With excellent visibility and immediate connectivity to I-95 and major highways, this site is strategically located to serve the Tri-County.

Size: Total 4,014 SF

Building 1: ±2,170 SF

Building 2: ±2,150 SF

Land Size: 0.688 Acres (29,999 SF)

Site Dimensions: ±150' x 200'

Zoning: I-1 Oakland Park

Fenced Parking: ±25,000 SF

Permitted Uses: Warehouse use, distribution, truck terminal use, van, warehouse storage and automotive.

Asking Price: \$1,650,000



Located in Oakland Park with immediate access to I-95, Florida's Turnpike, and U.S. 1. Just minutes from Port Everglades, Fort Lauderdale Executive Airport, and Fort Lauderdale-Hollywood International Airport, this property offers easy regional connectivity and a dense surrounding business corridor with workforce and amenities nearby.



Aerial Location & Prime Surroundings

The property is surrounded by diverse, notable businesses, with easy access to major highways, Port Everglades, Fort Lauderdale Executive, and Fort Lauderdale–Hollywood International Airport, this location is perfect for logistics, distribution, or regional operations.



**FORT LAUDERDALE
EXECUTIVE AIRPORT**
2 MILES FROM SITE

**4306 NE 11th AVENUE
OAKLAND PARK, FL 33334**



**PORT
EVERGLADES**
6 MILES FROM SITE

95 1 MILE
441 4 MILE

595 8 MILE
Sawgrass Expressway 10 MILE



**FORT LAUDERDALE
HOLLYWOOD INT'L
AIRPORT**
7 MILES FROM SITE



**PALM BEACH INT'L
AIRPORT**
32 MILES FROM SITE



PORT OF PALM BEACH
35 MILES FROM SITE

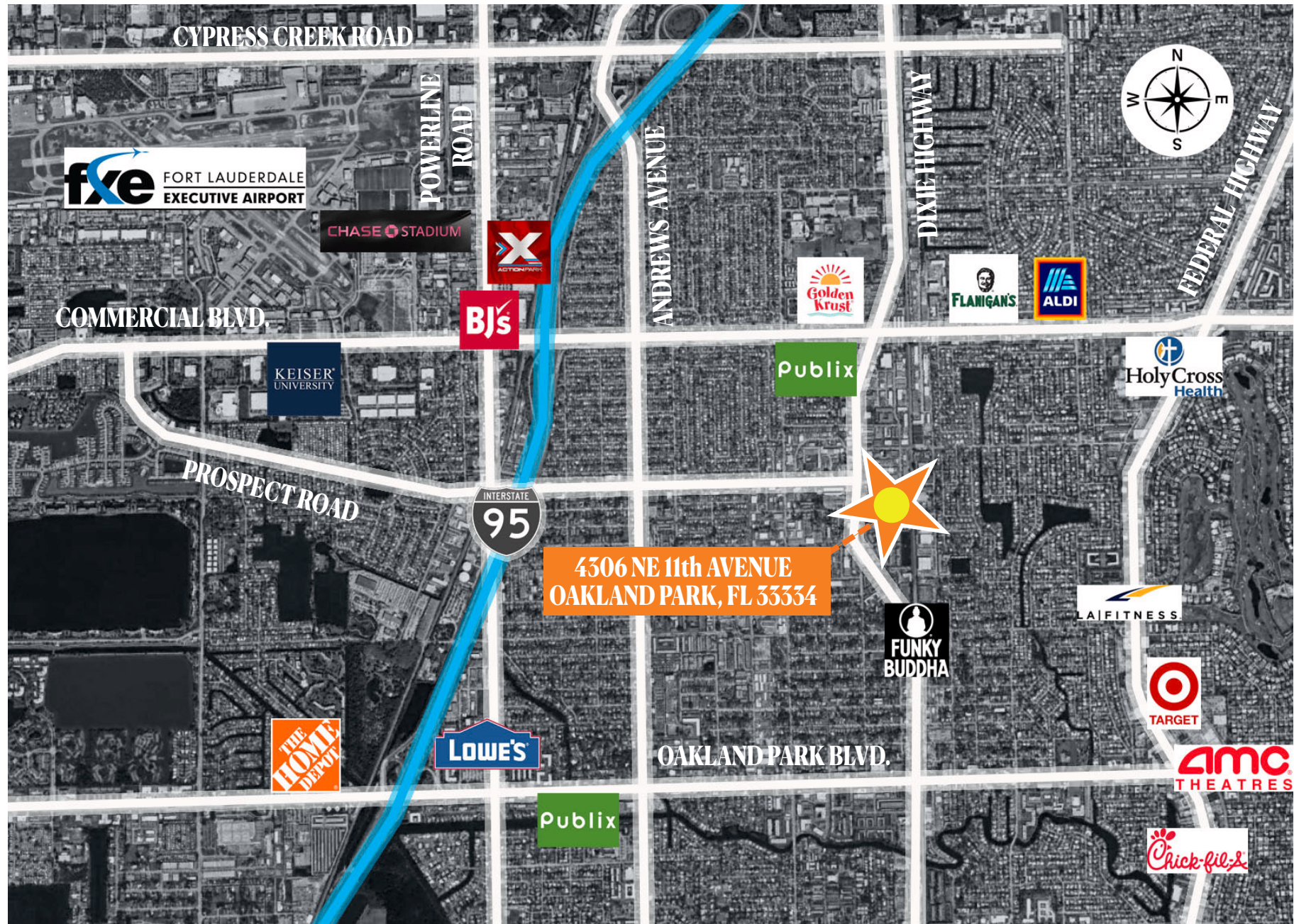


**MIAMI INT'L
AIRPORT**
27 MILES FROM SITE



PORT MIAMI
26 MILES FROM SITE

Surrounding Businesses





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Want to Know More? Contact Us Today!

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