

SMALL BAY INDUSTRIAL SPACE FOR LEASE

1233 OLD DIXIE HIGHWAY, LAKE PARK, FL 33403

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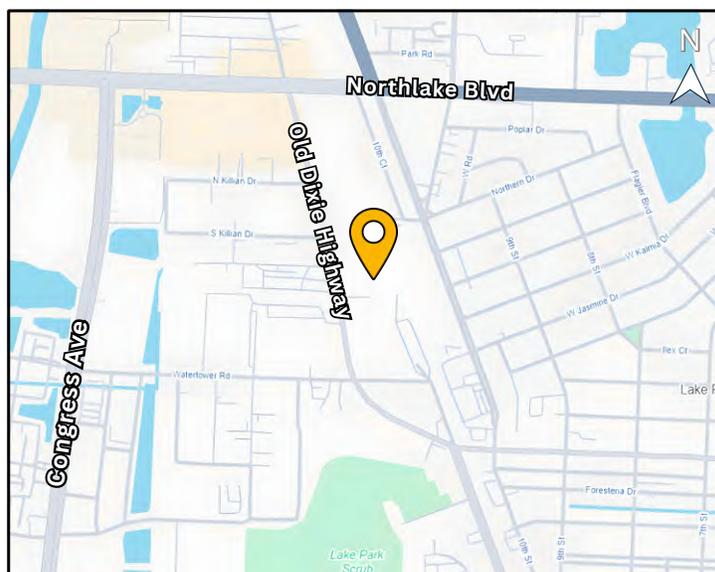
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FOR LEASE - 1233 OLD DIXIE HIGHWAY



Property Highlights:

- 30,000 sf office/warehouse complex for lease.
- Various sizes available from 300 – 1,200 ± SF.
- Three building complex fronting Old Dixie Highway.
- CBS construction with concrete roof system.
- Exceptionally well-maintained property.
- Zoned (C-4) Business District, Lake Park
- Lease Rate: See pricing and availability list.



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PROPERTY INFORMATION SUMMARY

Property:	30,750± SF, 3-building, small bay industrial complex for lease. The west building fronts Old Dixie Highway and those units have storefront entrances. The middle and east buildings are primarily rented to car and storage tenants, hobbyists, and a variety of small businesses. All units have at least one (1) 10' x 10' overhead door and share common area bathrooms. The clear height in the warehouse is 12'.
Electric:	Each building has one house electrical meter. Electric is included in rent.
Location:	Just off Interstate 95 at the Northlake Boulevard exit. Old Dixie Highway is a signalized intersection east of Interstate 95. This intersection is just west of the Florida East Coast Railway railroad tracks.
Zoning:	(C-4) Business District, Lake Park. Allows office/warehouse or storage type uses.
Available Space and Lease Rate:	<p>Building 1 (West Building): Units 4 & 29 and 5 & 28: 1,200 SF (50% office and 2 overhead doors). \$2,500.00 per month plus Sales Tax (currently 0%).</p> <p>Units 7 & 26 and 8 & 25: 1,200 SF (40% office with 2 overhead doors). \$2,500.00 per month plus sales tax (currently 0%).</p> <p>Building 3 (East Building): Unit 80: 300 SF. \$625.00 per month plus Sales Tax (currently 0%).</p>

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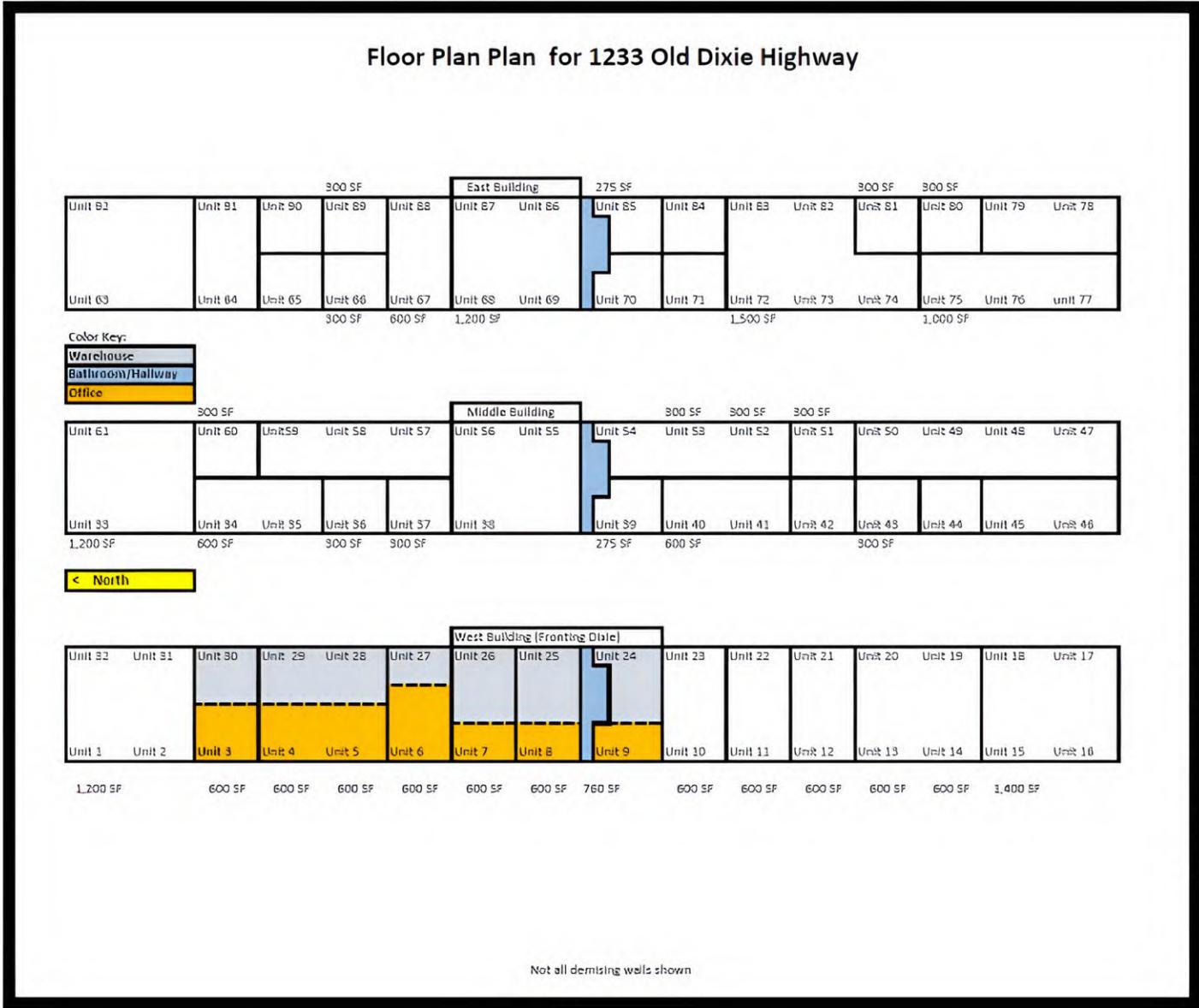
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FLOOR PLAN



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PHOTOS

WEST BUILDING



MIDDLE BUILDING



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EAST BUILDING



OVERHEAD VIEW



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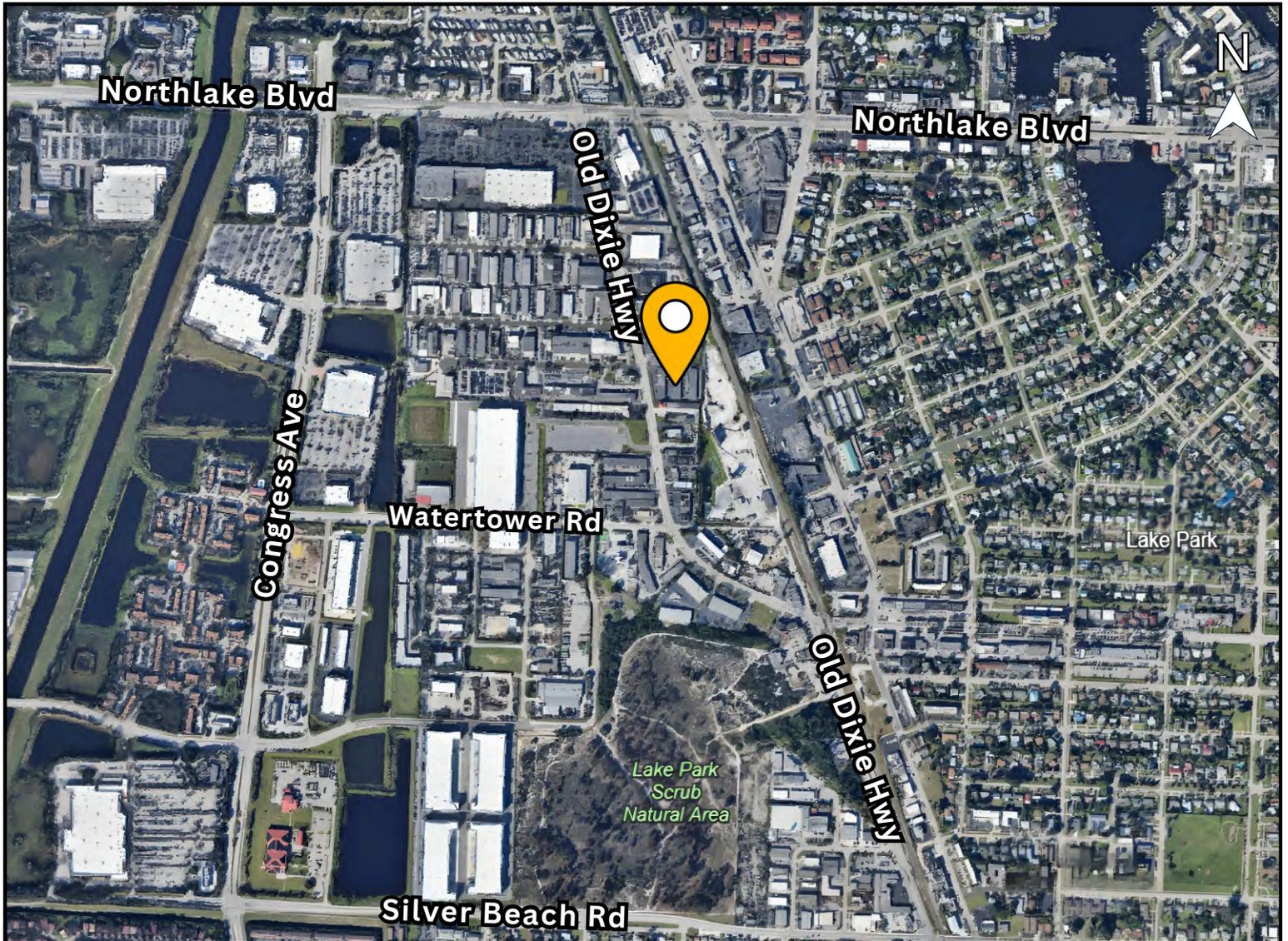
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MAP



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