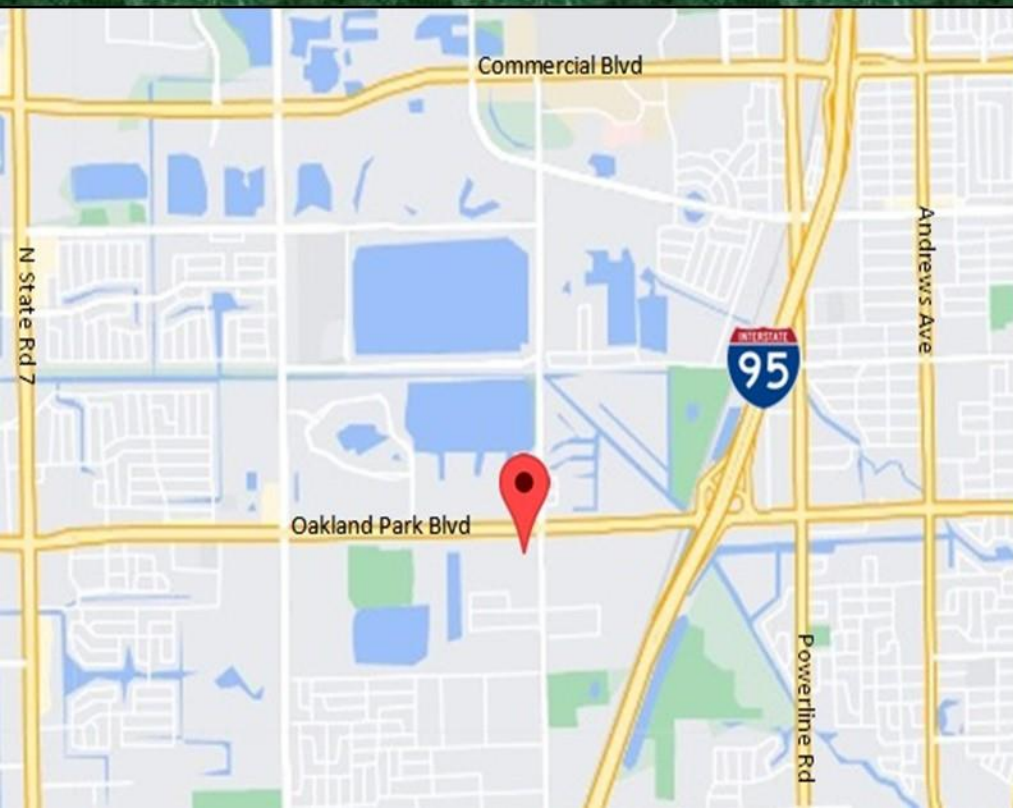




**3030-3032 NW 23RD AVE
OAKLAND PARK, FL 33311**



TURNKEY INDUSTRIAL FLEX FOR LEASE



PROPERTY OVERVIEW

| | |
|-------------------------------------|---|
| BUILDING ADDRESS | 3030-3032 NW 23 rd Avenue, Oakland Park, Florida 33311 |
| LEASABLE AREA | 1,500 & 1,580 - 3,580 Square Feet |
| TRAFFIC COUNT | 57,000+ on Oakland Park Blvd |
| PARCEL | 49-42-29-22-0230 |
| DRIVE INS CLEARANCE HEIGHT | 2 tot./10' w x 10' h 14 Feet |
| SERVICE TYPE | NNN |
| ACCESSIBILITY | Entryway to industrial park on Oakland Park Blvd, just off I-95's Exit 31A, Oakland Park Blvd. |
| ZONING | B-3 |
| MAJOR FEATURES | Excellent maintained mixed-use industrial space with airconditioned front office, located in lenient zoning industrial park, competitive lease rates, 2 drive in rollup doors with 14 foot clearance, 3p power supply, both spaces are turn key and easily combined into one space, including lobby window between spaces, located just off Exit 31A on I-95. |

EXTERIOR



INTERIOR

- 1,500 & 1,585 SQ FT TURN KEY OFFICE/INDUSTRIAL
- CAN BE COMBINED INTO 3,085 SQ FT



FOR PROPERTY INQUIRIES AND
SHOWINGS PLEASE CALL
TOM BUSH: (615)509-7804

N.E.G. Property Services, Inc.
Licensed Real Estate Broker
Gary Glusman
954-491-2281

