

**SMALL BAY INDUSTRIAL SPACE FOR LEASE**

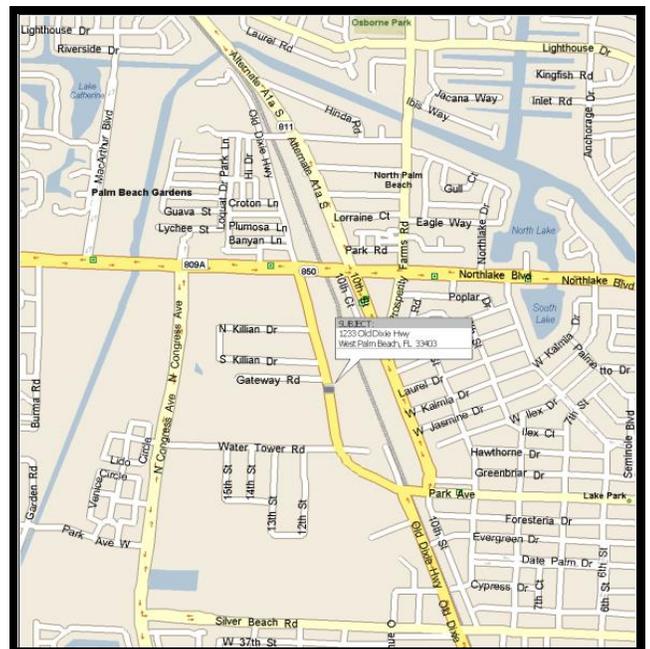


**1233 OLD DIXIE HIGHWAY, LAKE PARK, FLORIDA 33403**

**PROPERTY HIGHLIGHTS:**

- **30,000 sf office/warehouse complex for lease.**
- **Various sizes available from 250 – 1,000 ± 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 Sheet**

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**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 share common area bathrooms.

**Electric:** Each building has one electrical meter. Electric is included in rent. No air-conditioning can be added due to low amperage in each bay.

**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:**

Unit 52: 300 SF @ \$625.00 per month.  
Unit 84: 300 SF @ \$625.00 per month.

\*All rents are plus State of Florida Sales Tax (currently 5.5%) electric is included in rent.

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*Note: Any information given herewith is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, or omissions. Owner may withdraw from market prior to sale or change price without notice.*

*Center Building*



*East Building*



