

SMALL BAY INDUSTRIAL SPACE FOR LEASE

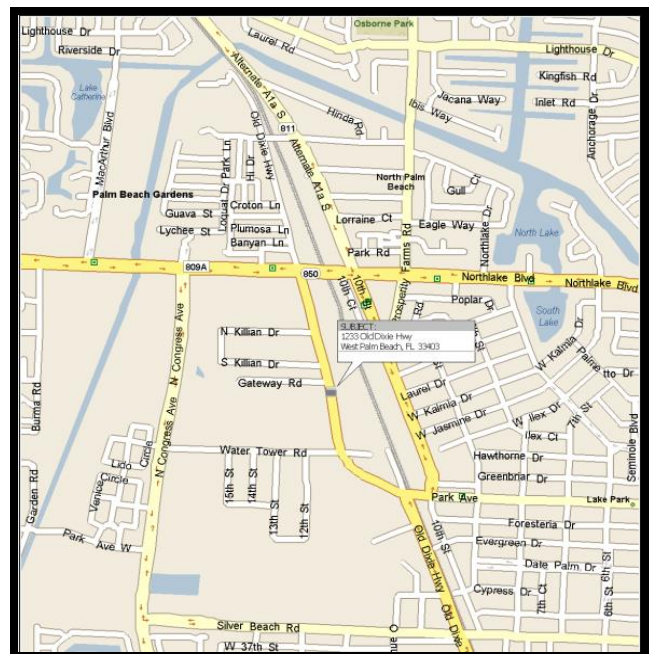


1233 OLD DIXIE HIGHWAY, LAKE PARK, FLORIDA 33403

PROPERTY HIGHLIGHTS:

- **30,000 sf office/warehouse complex for lease.**
- **Various sizes available from 600 – 3,600 ± 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

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.

Electric: Each building has one house electrical meter. Electric is included in rent. Air-conditioning can possibly be added at Tenant's expense.

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:**

Units 3 & 30: 600 SF (50% office and 1 overhead door). \$1,250.00 per month.

Units 4 & 29 and 5 & 28: 1,200 SF (50% office and 2 overhead doors).
\$2,500.00 per month.

Units 6 & 27: 600 SF (60% office, 1 overhead door). \$1,250.00 per month.

All of the above-referenced units are currently combined. Up to 2,400 SF of contiguous space is available.

*All rents are plus State of Florida Sales Tax (currently 3.0%), 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.

Floor Plan and Availability Plan for 1233 Old Dixie Highway



Center Building



East Building



