

FLEX WAREHOUSE FOR LEASE

EXCLUSIVELY LISTED BY:



3948 NE 5th Ave
Oakland Park, FL 33334

DESCRIPTION

This light Industrial property is in the heart of Oakland Park's Central Business district and just west of the Downtown mixed use district. It is directly across the street from City of Oakland Park's new park, splash pad, amphitheater and community center. Two grade level doors adds to the flexibility of the property. If needed, three phase power is available.

HIGHLIGHTS

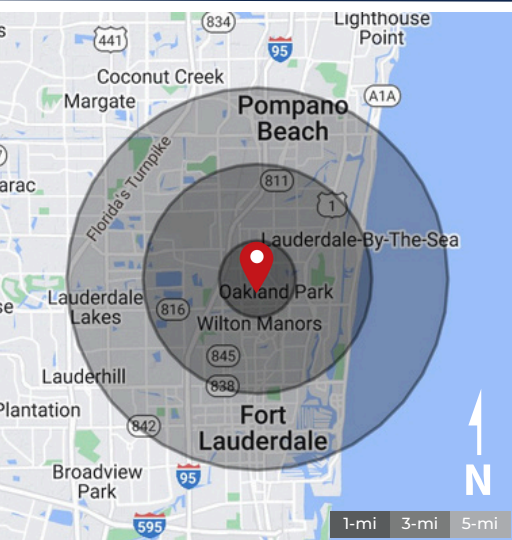
- Easy access to I-95
- Fully Air conditioned
- 3-phase power available
- 3 grade level doors
- 9 Parking Spaces
- 90% warehouse space 10% office

SUMMARY

- | | |
|------------------|---------------------|
| Pricing Guidance | ± \$18/SF + \$7 CAM |
| Lease Type | NNN |
| Unit Size | ± 4,500 SF |
| Ceiling Height | ± 14 FT |
| Year Renovated | 2024 |
| Zoning | I-1 |



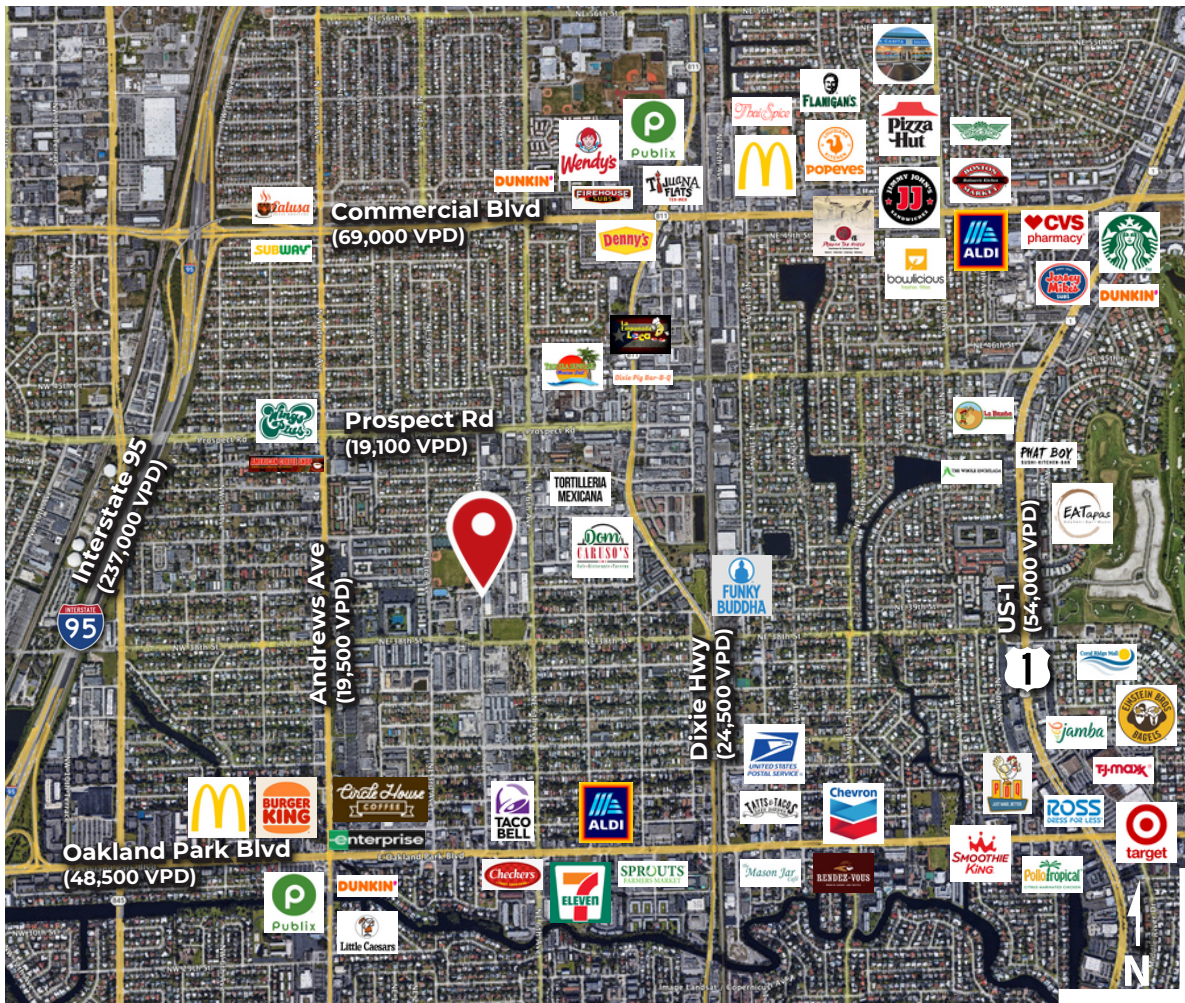
3948 NE 5th AVE.
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LOCATION DESCRIPTION

The property is located in the heart of Oakland Park and sits across from the new Steven Fields Park condo community. This site is just three blocks from Oakland Park Blvd., five blocks from Dixie highway and less than two miles to I-95 and US-1.

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DEMOGRAPHICS Within 3 mi Radius



SURROUNDING AREA

The surrounding area is vibrant, with notable landmarks like Oakland Park's Downtown Core and Central Business District. Over the next two years, 1,000 new residential units will be delivered within a one-mile radius, promising a steadily increasing customer base.



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