



Outstanding Freestanding Industrial Building – Oakland Park / Fort Lauderdale:

Rare opportunity to lease a **5,000 SF freestanding industrial building** ideally located in the heart of Oakland Park. This property offers excellent functionality, visibility, and access with **19 FT clear ceilings, two 14 FT roll-up doors positioned on opposite sides** of the building for true drive-through access, and a wide-open interior floor plan with **two built-out offices** and restroom facilities.

The building sits on a **7,382 SF lot** with **125 FT of frontage on NE 6th Avenue**, offering prime exposure and signage potential in a high-traffic industrial corridor. The site also features its **own private parking lot with 11 striped spaces** and excellent truck maneuverability on both streets.

Zoned **I-1 Industrial (Oakland Park)**—ideal for a wide range of light industrial and commercial uses including automotive repair, fabrication, warehousing, distribution, manufacturing, and contractor operations. **Single-phase power** provides sufficient capacity for most light industrial users.

Just minutes from **I-95, Andrews Avenue, West Dixie Highway**, and major transportation routes, this location offers unbeatable connectivity throughout Broward County. Whether for an **owner-user** seeking functional space with strong visibility or an **investor** looking for a high-demand industrial asset, this property delivers power, access, and location in one exceptional package.



INQUIRIES & SHOWINGS BY APPOINTMENT ONLY

Contact Information:

For more details or to schedule a tour, please contact:

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