

# 3944-3948 NE 5TH AVENUE

3944-3948 NORTHEAST 5TH AVENUE, OAKLAND PARK, FL 33334

## PROPERTY SUMMARY

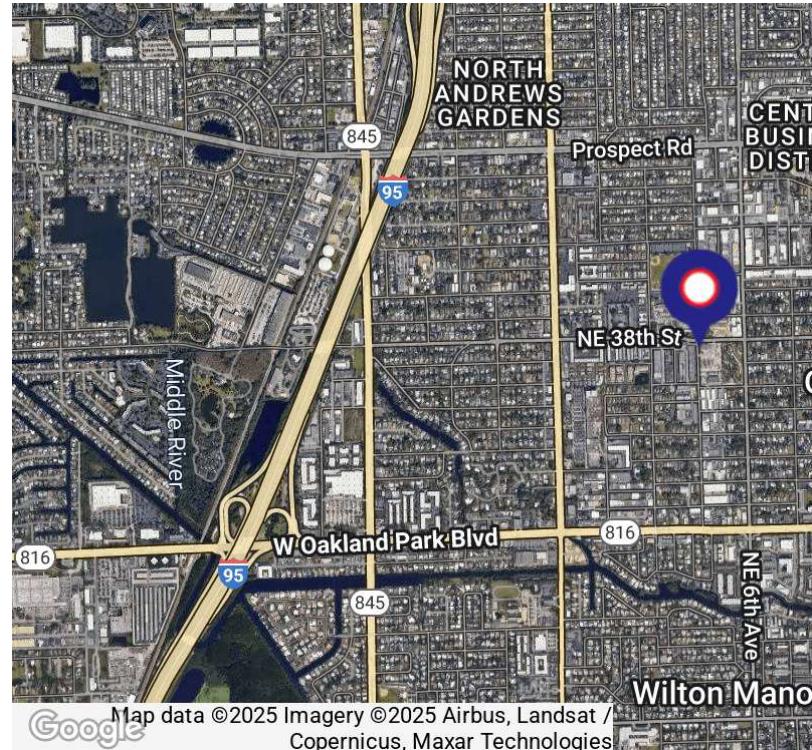


## PROPERTY DESCRIPTION

Updated 4,500 SF fully air-conditioned flex/light manufacturing facility in the heart of the Oakland Park business district. Can subdivide. One 140 SF office, 3-phase power, 12' clear, two restrooms, three 10' x 12' street level overhead doors. Located near downtown Fort Lauderdale, across from Wimberly Athletic/Entertainment Complex. Sublease through November 2025, will collaborate with building agent on longer terms.

## PROPERTY HIGHLIGHTS

- 3,000 - 4,500 SF
- 100% A/C'd Light Manufacturing Space
- Three 10' x 12' Street Level Overhead Doors
- 3 phase power
- 12' Clear Ceiling
- 9 Parking Spaces
- Across From Newly Upgraded Wimberly Athletic Complex



## KEN SILBERLING

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## ADDITIONAL PHOTOS



### KEN SILBERLING

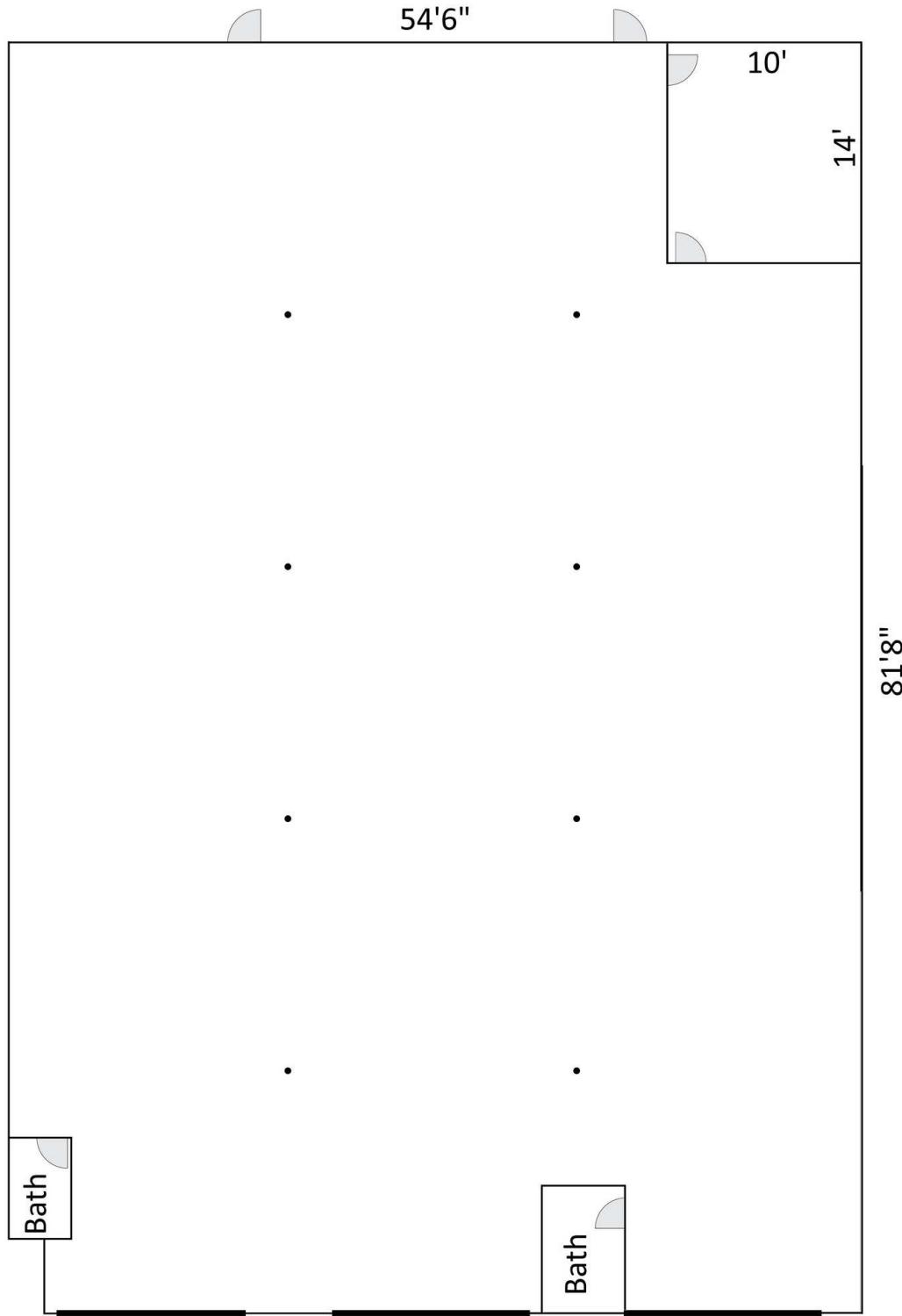
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## 3944-3948 FLOOR PLAN



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