

4711 W Hallandale Beach Blvd  
WEST PARK, FL 33023

**WAREHOUSE SINGLE TENANT - UNIT B5 & B6**

**FOR LEASE**



# EXECUTIVE SUMMARY

Apex Capital Realty is proud to present the opportunity to lease an open layout warehouse unit with high ceilings and two offices. This industrial corridor is attracting automotive shops, service-oriented businesses, and skilled tradespeople seeking affordable, versatile space with room to grow.

Located on the bustling Hallandale Beach Boulevard, this property offers excellent visibility and easy access to I-95, US-1, and surrounding major thoroughfares, connecting you quickly to Aventura, Hollywood, and Miami Gardens.

With multiple garage doors for convenient loading and unloading and five dedicated parking spaces, this unit provides a prime opportunity to establish your business in a high-traffic, service-focused area of Hallandale Beach.

## PROPERTY HIGHLIGHTS

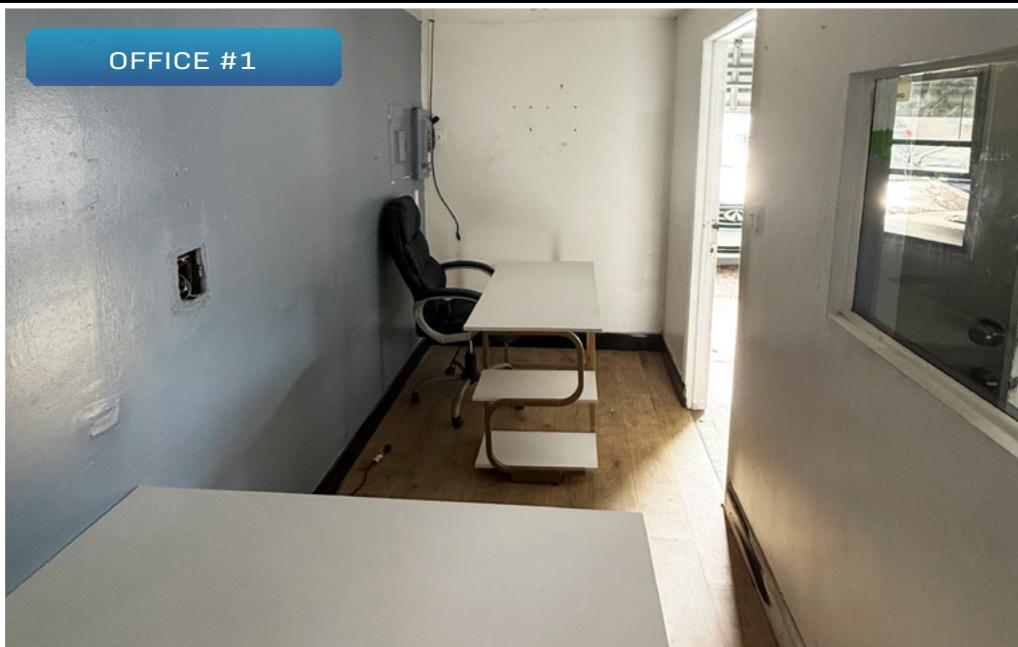
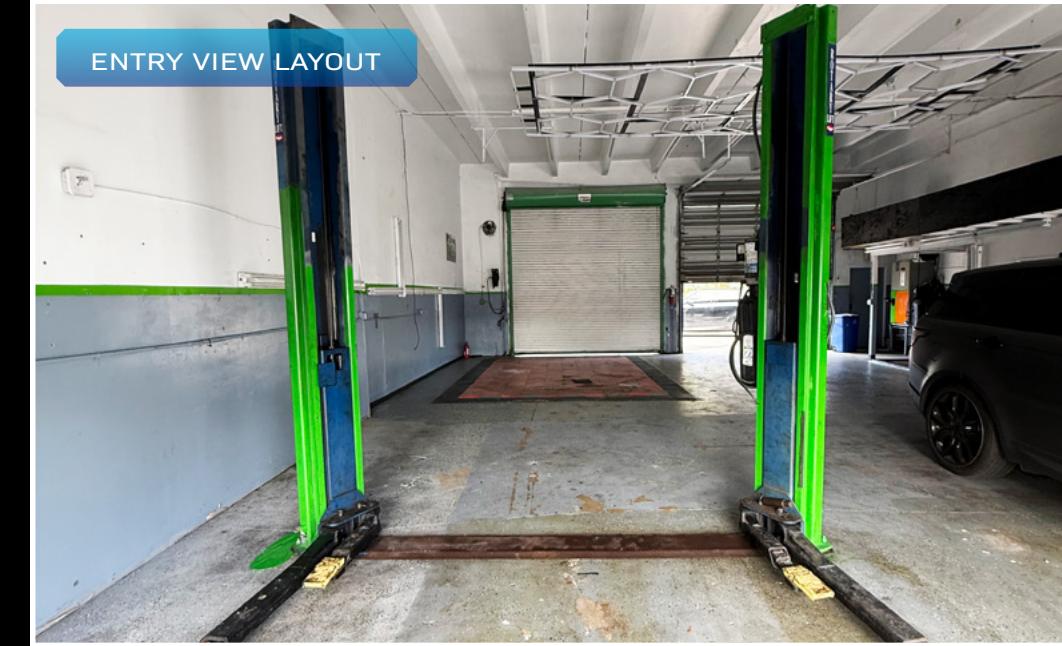
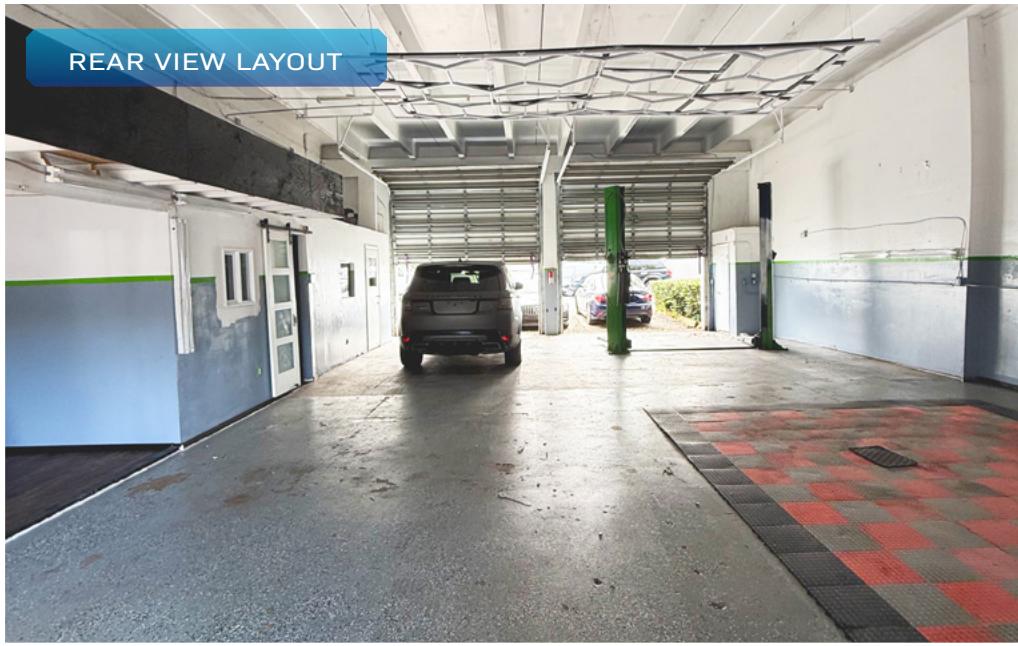
- **High-Visibility Signage**
- **4 Operational Bay Doors**
- **5 Onsite Parking Spots**
- **2 Offices Within The Unit**
- **High Ceilings**
- **2 Restrooms**
- **Mezzanine Storage**
- **Open Warehouse Space**

### PROPERTY DETAILS

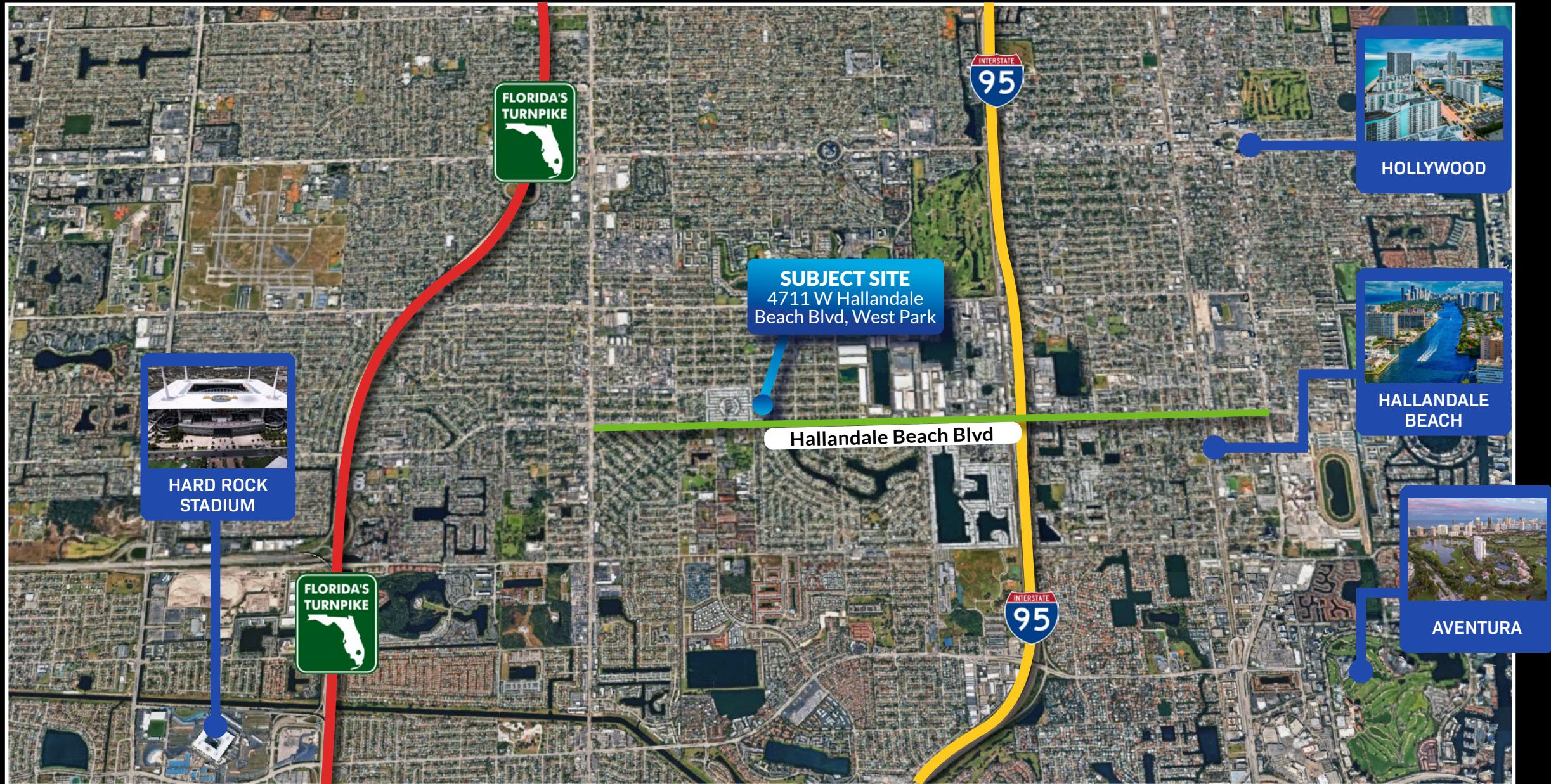
<b>UNIT SIZE</b>	2,300 SF
<b>ASSET</b>	Warehouse Single Tenant
<b>ZONING</b>	TOC-2

**ASKING PRICE**  
**\$5,200 a Month**  
**+ Utilities**

# PROPERTY PHOTOS



# RETAIL MAP



# ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand in hand with our clients in order to reach optimal results.



## BROKER CONTACT



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