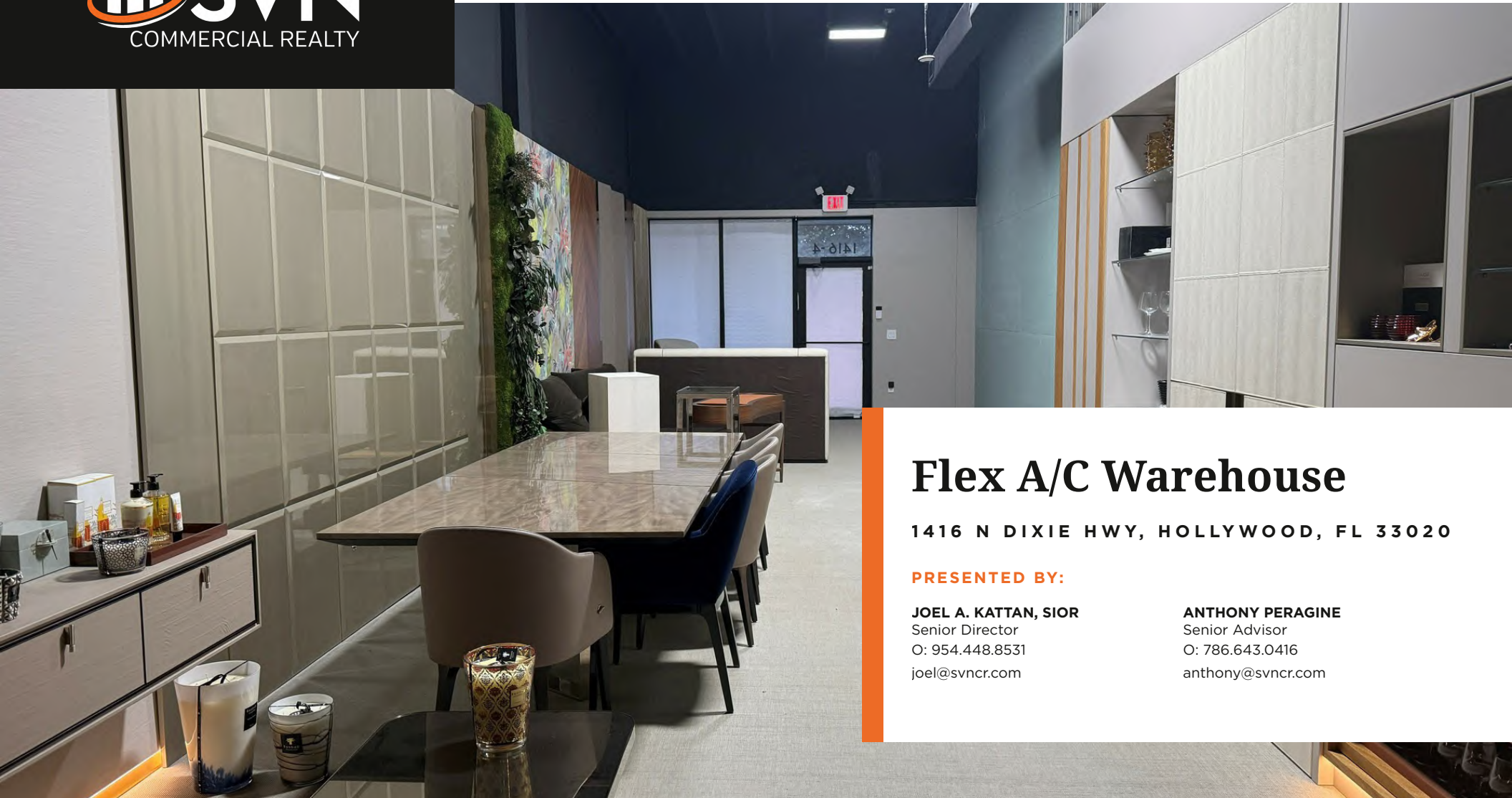




FOR LEASE



Flex A/C Warehouse

1416 N DIXIE HWY, HOLLYWOOD, FL 33020

PRESENTED BY:

JOEL A. KATTAN, SIOR
Senior Director
O: 954.448.8531
joel@svncr.com

ANTHONY PERAGINE
Senior Advisor
O: 786.643.0416
anthony@svncr.com



FOR LEASE

Flex A/C Warehouse

1416 N Dixie Hwy, Hollywood, FL 33020



LEASE RATE

**\$4,750.00/MONTH +
UTILITIES**

OFFERING SUMMARY

BUILDING SIZE:	9,328 SF
AVAILABLE SF:	2,350 SF
LOT SIZE:	14,156 SF
ZONING:	DH-3
SUBMARKET:	Hollywood

PROPERTY HIGHLIGHTS

- Fully A/C Flex Bay Unit For Lease
- +/- 2,350 Total SF (Unit #4)
- Built Out Office/Showroom Space w/ High End Finishes
- Conference Room | One (1) Restroom
- +/- 700 SF Warehouse Space
- One (1) Grade Level Loading Door in Rear
- Twin T Roof in Warehouse - New Roof
- 15' Clear Height
- Three (3) Parking Spaces in Front That Can Double to Six (6)
- Additional Street Parking Available on McKinley St
- Separate Electric Meter
- Reconfiguration Potential - Can Add +/- 1,000 SF of Warehouse Space and Reduce Office Area



Joel A. Kattan, SIOR
Senior Director
O: 954.448.8531
joel@svncr.com



Anthony Peragine
Senior Advisor
O: 786.643.0416
anthony@svncr.com

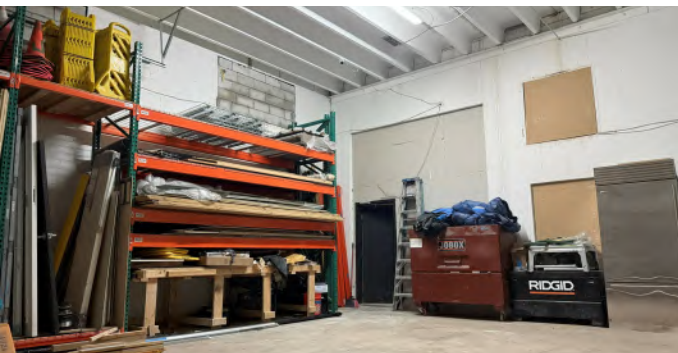
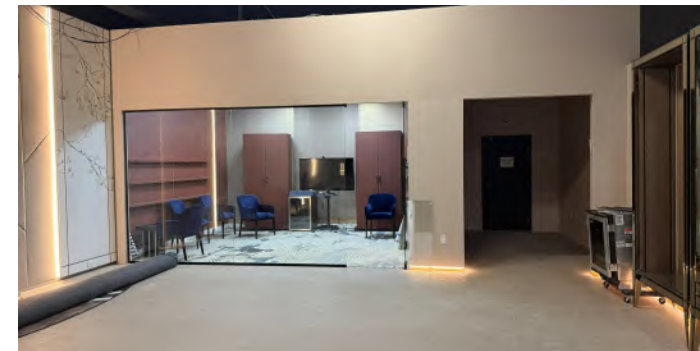
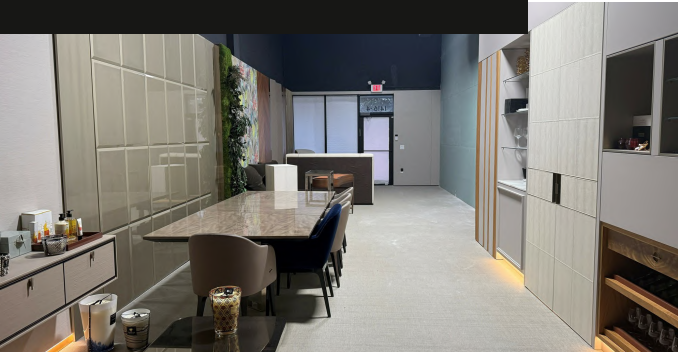




FOR LEASE

Flex A/C Warehouse

1416 N Dixie Hwy, Hollywood, FL 33020



Joel A. Kattan, SIOR
Senior Director
O: 954.448.8531
joel@svncr.com



Anthony Peragine
Senior Advisor
O: 786.643.0416
anthony@svncr.com

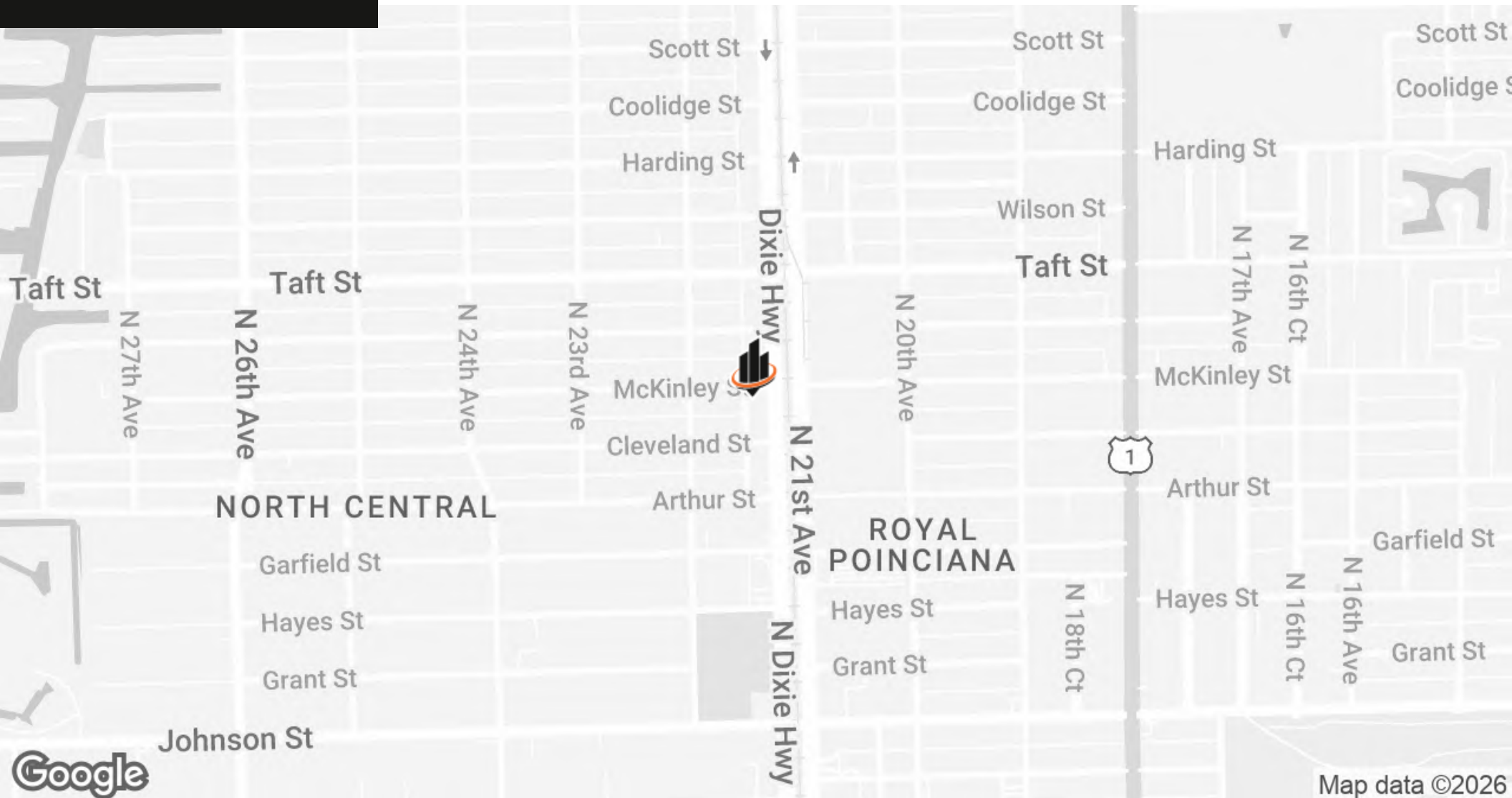




FOR LEASE

Flex A/C Warehouse

1416 N Dixie Hwy, Hollywood, FL 33020



Joel A. Kattan, SIOR
Senior Director
O: 954.448.8531
joel@svncr.com



Anthony Peragine
Senior Advisor
O: 786.643.0416
anthony@svncr.com

