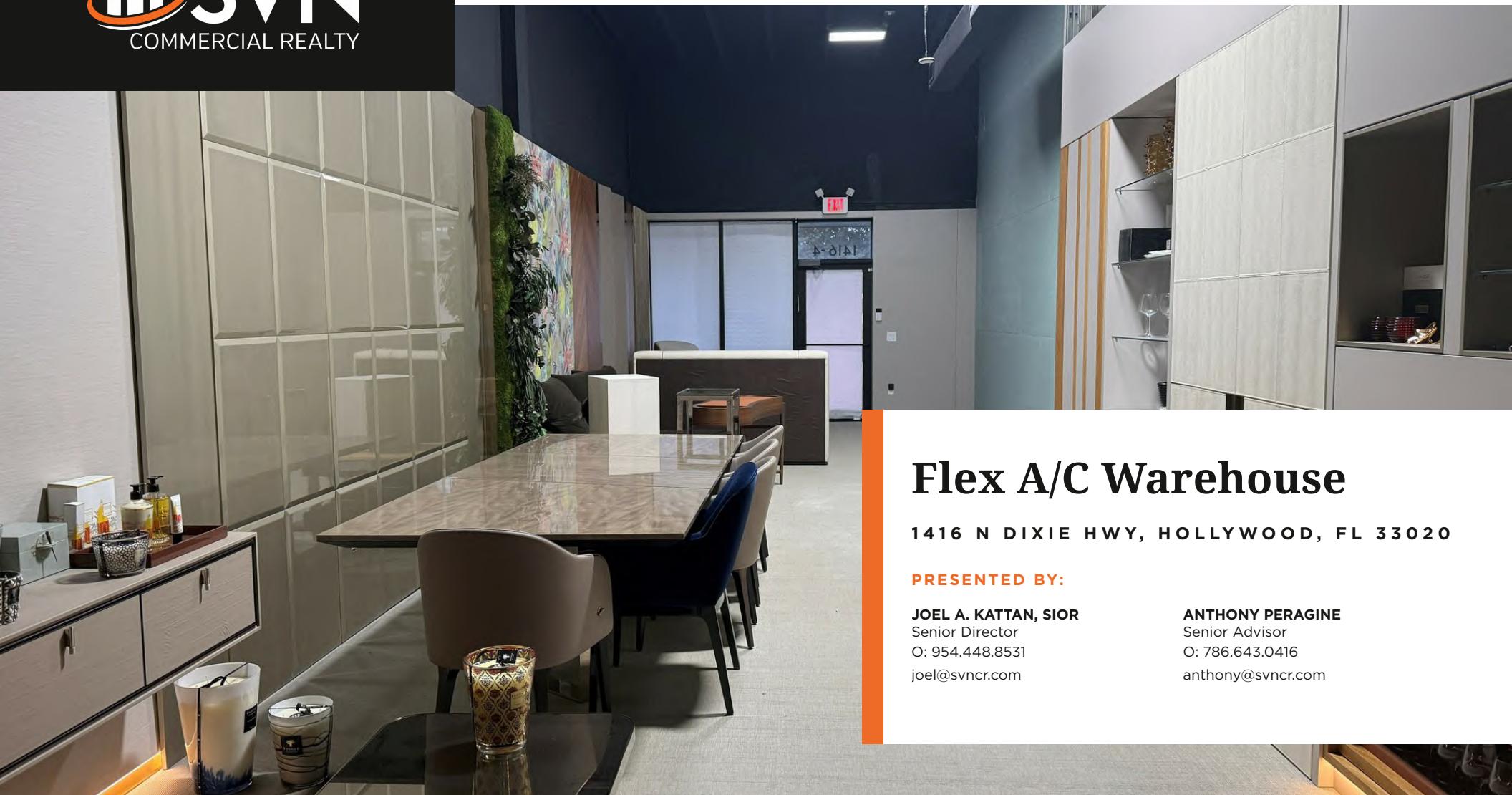




FOR LEASE



Flex A/C Warehouse

1416 N DIXIE HWY, HOLLYWOOD, FL 33020

PRESENTED BY:

JOEL A. KATTAN, SIOR
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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



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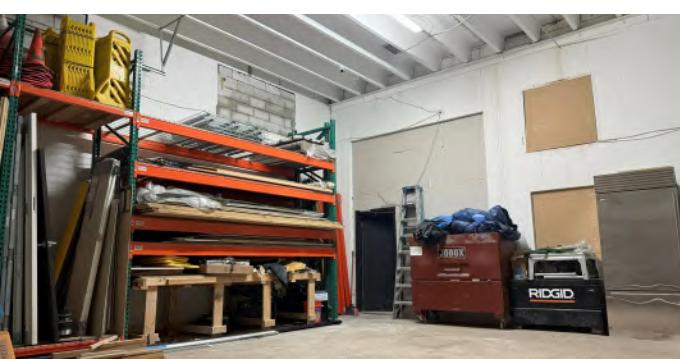




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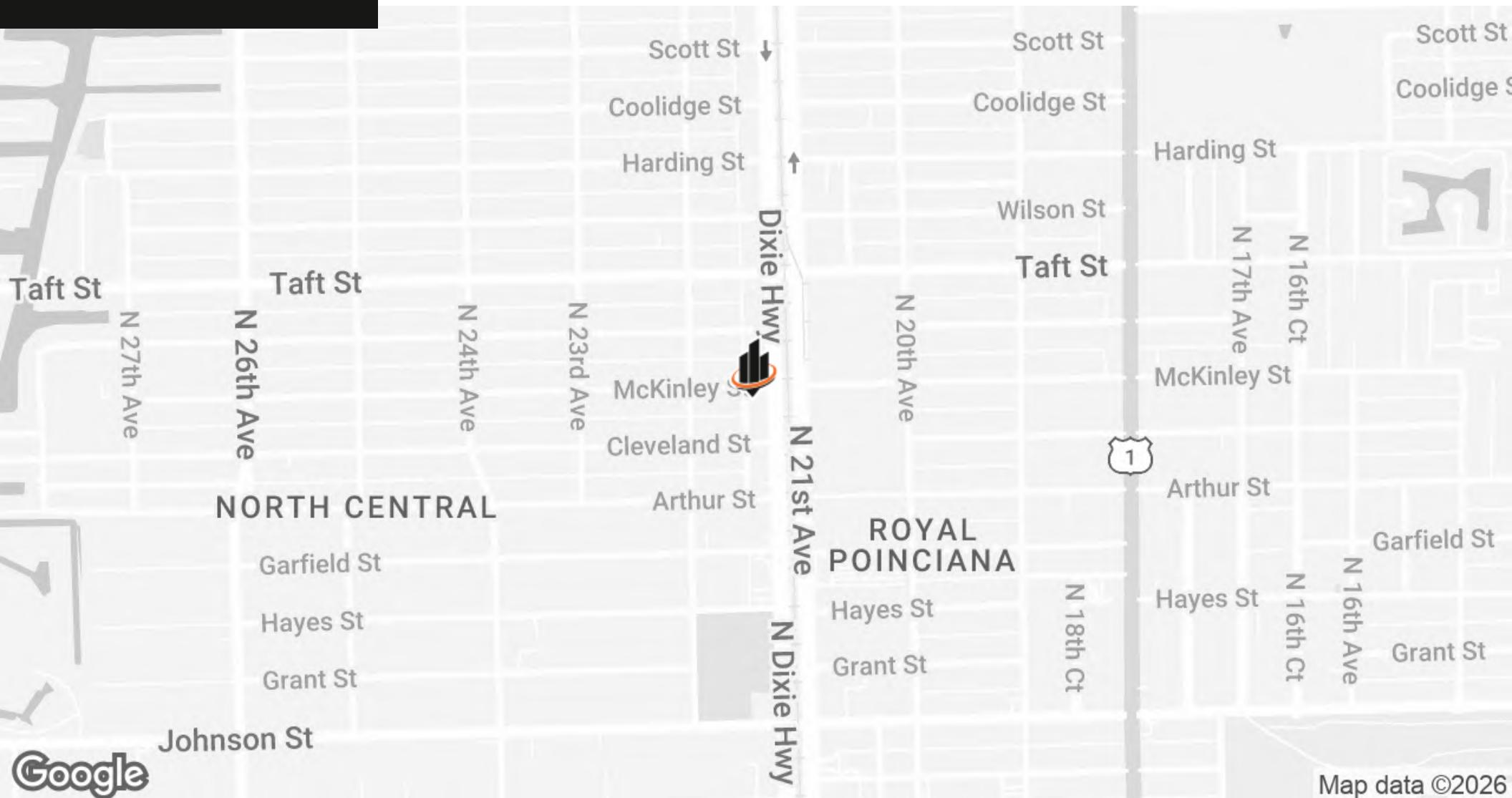




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