

FOR SALE OR LEASE | OFFICE WAREHOUSE



ASKING \$2,999,000

1042-1048 NE 44th Street Oakland Park, FL 33334



CENTRALLY LOCATED | PROSPECT RD. AND DIXIE HWY.

This well-maintained industrial property currently has two 3,700 SF units available for lease at \$20/SF NNN.

- 12,000 SF Office-warehouse building
- Impact windows and hurricane rated garage doors
- Prospect Road just east of Dixie Highway
- Zoned I-1 suited for distribution, trucking, storage, etc.
- \$5/SF CAM
- Center bay available for immediate occupancy—fresh paint, enclosed office & restroom

For More Information:

Roslyn Fitzgerald

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The Fitzgerald Group | Fort Lauderdale

2200 W Commercial Blvd. | Suite 103

Fort Lauderdale, FL 33309

www.fitzgeraldgroup.com



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COMMERCIAL REAL ESTATE

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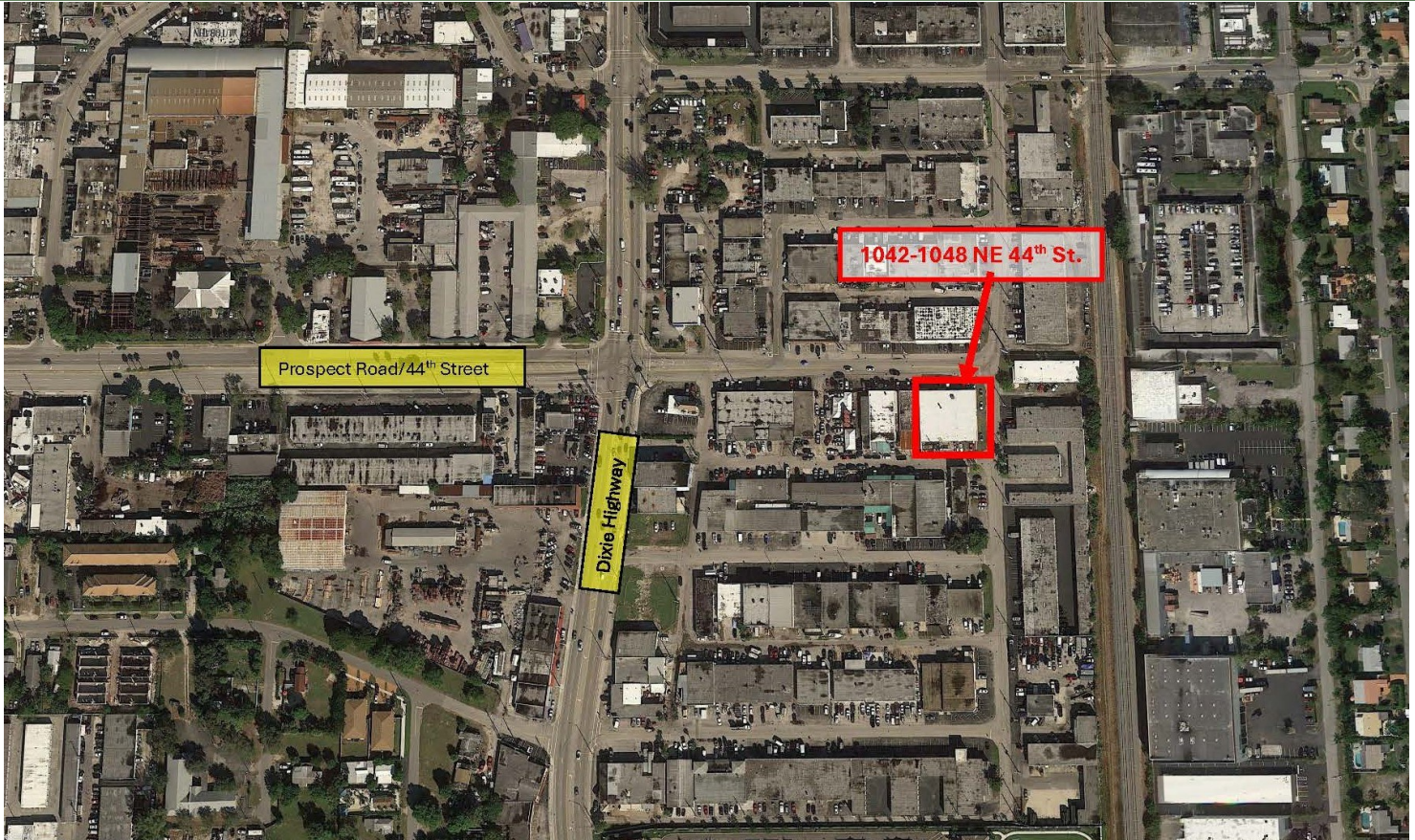
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PROPERTY HIGHLIGHTS:

- Approx 12,000 SF building on .36 acre lot
- 3,700 office-warehouse bays | 11,100 rentable SF TL
- Zoned I-1 Light Industrial
- Prospect Road just east of Dixie Highway
- ± 2 miles from I-95; easy access to all major roadways
- Front and rear 10' garage doors
- 12.5' ceiling heights
- Impact windows and hurricane rated garage doors
- Secure, fenced rear storage areas

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