

# For Lease

1044 NE 44th Street  
Oakland Park, FL 33334



## 3,700 SF OFFICE-WAREHOUSE | AVAILABLE NOW



## CENTRALLY LOCATED | PROSPECT RD. AND DIXIE HWY.

This well-maintained industrial property is ideally located moments from I-95 on Prospect Rd. just east of Dixie Hwy.

### PROPERTY HIGHLIGHTS

- 2 Bays Available - Unit 1042 and 1044
- Office-warehouse space with 2 overhead garage doors
- Impact windows and hurricane rated garage doors
- Private office, restroom, fresh paint
- Secured, private fenced rear area
- ± 2 miles from I-95; easy access to all major roadways
- Zoned I-1 suited for distribution, trucking, storage, etc.

### \$20/SF NNN

For More Information:

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