

FOR SALE | OFFICE WAREHOUSE

ASKING \$2,999,000



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



CENTRALLY LOCATED | PROSPECT RD. AND DIXIE HWY.

PROPERTY FEATURES:

- 11,100 SF Office-warehouse building
- Well-maintained industrial property
- Impact windows and hurricane rated garage doors
- Prospect Road just east of Dixie Highway
- Zoned I-1 suited for distribution, trucking, storage, etc.
- Total of three bays, two bays available for 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
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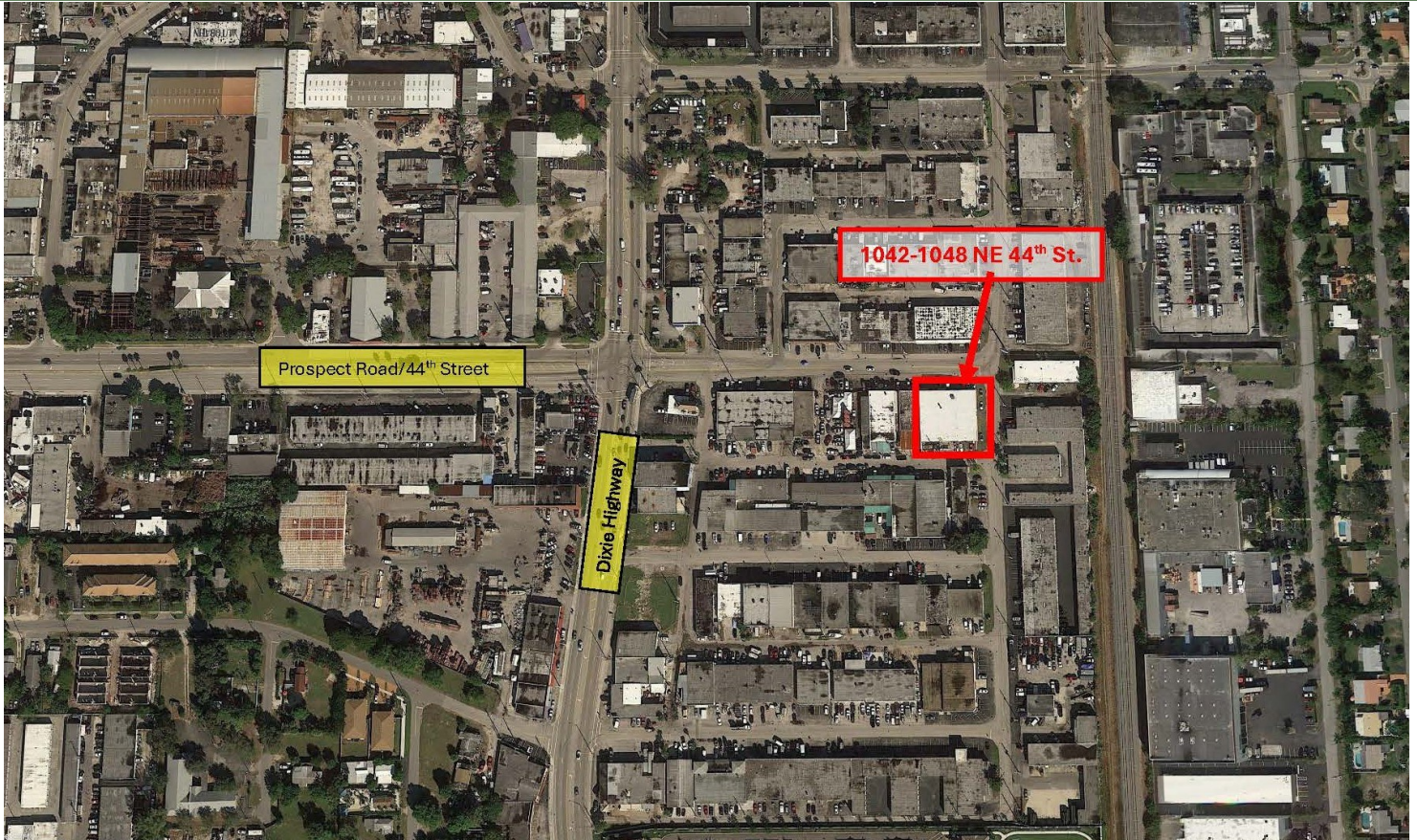
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PROPERTY HIGHLIGHTS:

- Approx 11,100 SF building on .36 acre lot
- 3,700 office-warehouse bays
- Zoned I-1 Light Industrial
- Prospect Road just east of Dixie Highway
- \pm 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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