



EAST OAKLAND PARK BLVD

DIXIE HWY



**FOR LEASE
WAREHOUSE**
4,830 Sq Ft

**3031 NE 12TH TERRACE
OAKLAND PARK, FL 33334**



APEX
CAPITAL REALTY



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm like no other. We specialize in finding and creating South Florida's most unique and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and disruptors which possess an unparalleled understanding of the unique dynamics and trends that drive our local real estate market. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration engrained in our company culture, we seek to develop each of our advisors' specialty which in turn helps our clients reach optimal results.

ADVISORS

JASON ABITBOL

Senior Commercial Advisor
561 542 3704
Jason@ApexCapitalRealty.com

YONI SUNSHINE

Commercial Advisor
216 973 9534
Yoni@ApexCapitalRealty.com

FOR LEASE

Apex Capital Realty is proud to present an exceptional opportunity to lease a highly upgraded industrial/flex space of 4,830 square feet in Oakland Park, Florida. Designed with “flow-thru” functionality, featuring two grade-level loading doors at the front and rear of the building. The space benefits from 16 foot ceiling heights with a Twin-T roof system and no interior columns for an open floor plan. It includes a small front entrance office, and well appointed restroom with extra storage room.

Ideally located steps away from the busy E Oakland Park Blvd and Dixie Hwy, in the WF - Warehouse Flex (WF) district, which allows a wide variety of potential uses. For more information on permitted uses, please use this link to check Oakland Park’s zoning code for this district: [LINK](#)

Available Sq Ft:	4,830 Sq Ft
Ceiling Height:	16 Feet Clear
Loading Doors:	(1) Front -12 Ft (1) Rear - 8 Ft
Zoning:	WF - Warehouse Flex
Condition:	Turnkey Ready
Asking Rent:	\$18/Sq Ft NNN

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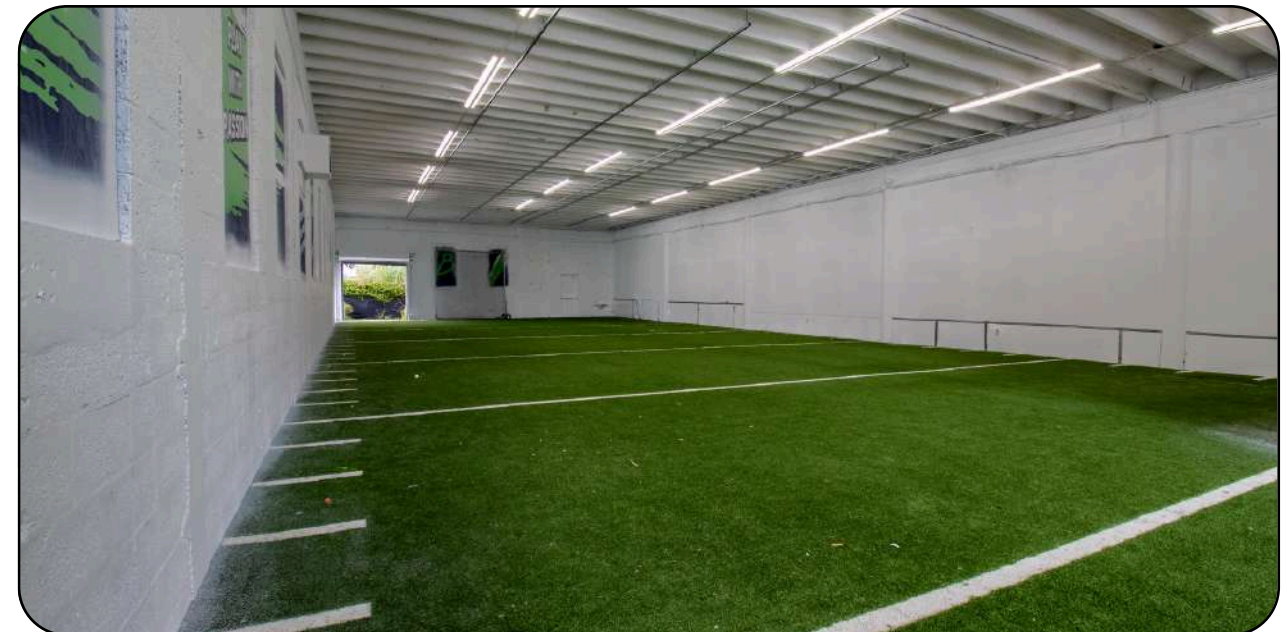
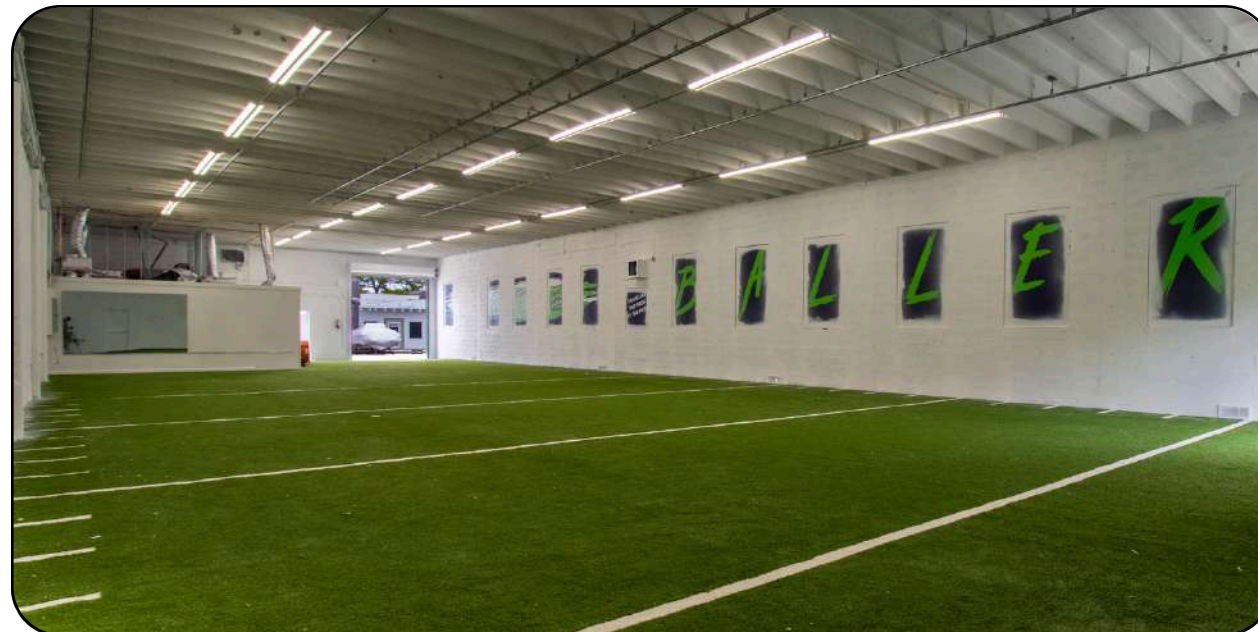
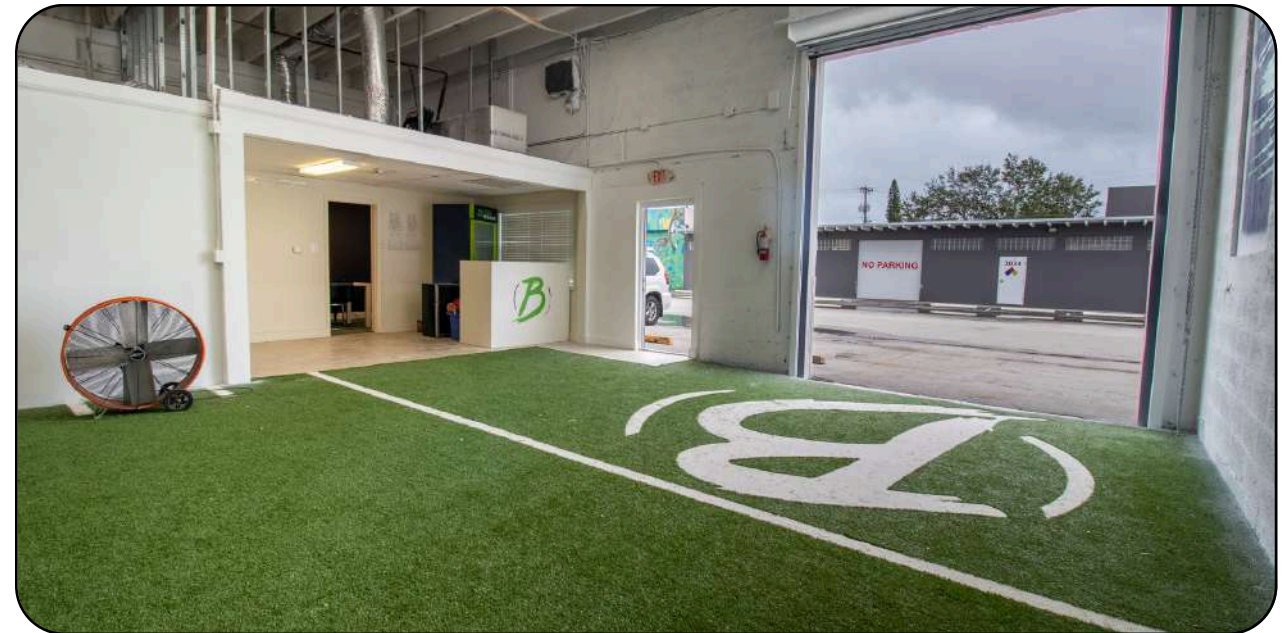


KEY FEATURES

- Recently renovated office, private restroom, and reception area
- Air conditioned office, restroom, and reception area
- 16 ft ceiling height with no columns provides for open layout
- Grade level garage doors in the front and rear
- High visibility from Dixie Hwy and Brightline passenger trains
- Just south of Downtown Oakland Park
- Private Yard: Exclusive outdoor area at the rear

Rarely available quality property that is turnkey ready for lease with a wide variety of uses. This space has it all. Priced aggressively low for a quick deal. One of its best features is its proximity to all the new development residential projects completed or under construction within 5 miles of this location. Thousands of new residents have poured into this market and are in need of local businesses and services more than ever.

INTERIOR PHOTOS

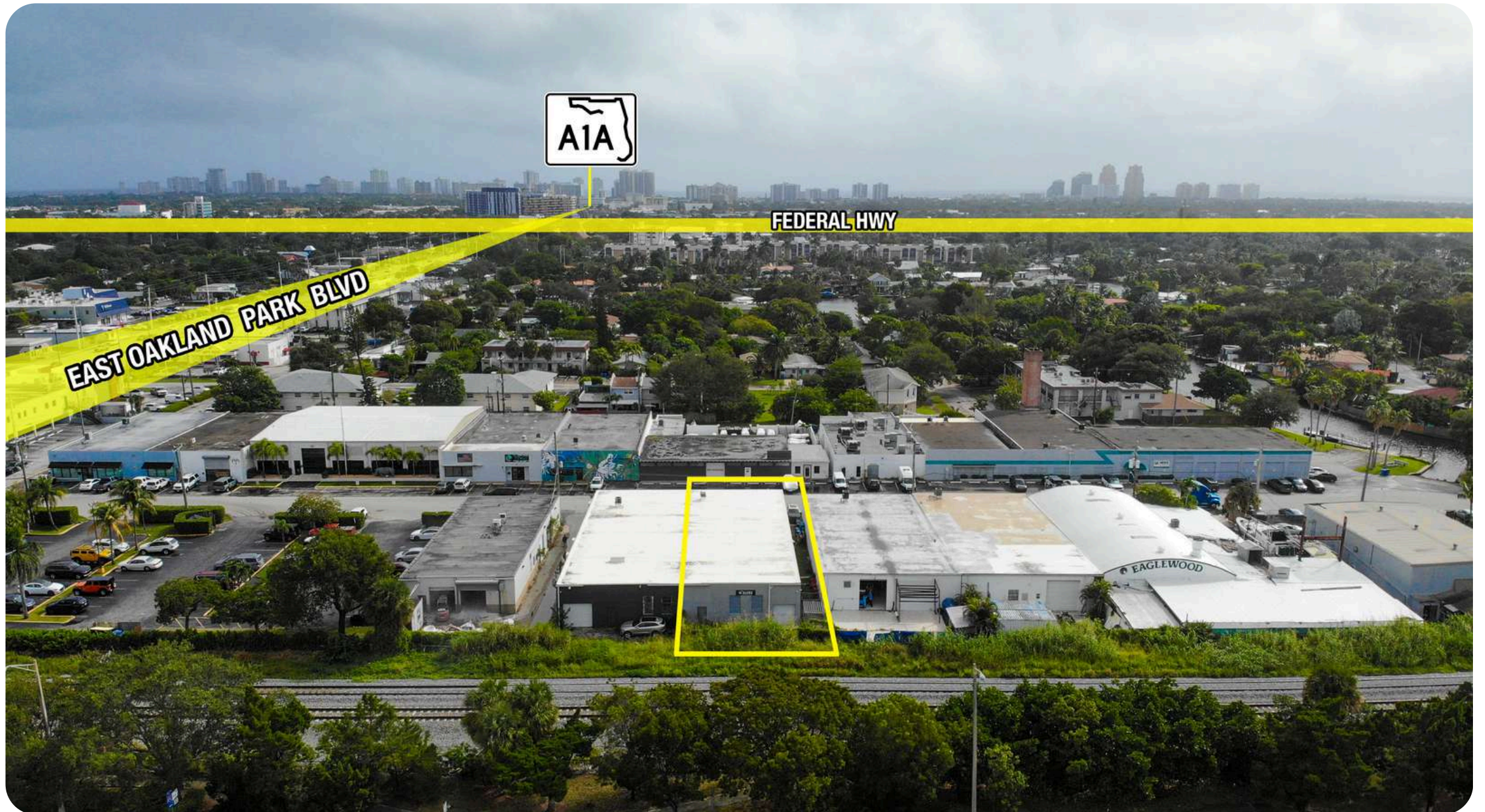




BUILDING FRONT PHOTO







RETAIL MAP





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561 NE 79 ST, Suite 420

Miami FL 33138

305 570 2600

www.apexcapitalrealty.com

