

FOR LEASE

Prime Commercial
Warehouse Space

**3551 S State Rd 7
West Park, FL 33023**



EXECUTIVE SUMMARY

3551 S STATE RD 7, WEST PARK, FL 33023

VACANT COMMERCIAL BUILDING SITTING ON 37,476 SF OF LAND

3551 S State Rd 7 is a 2,553 SF warehouse in the highly trafficked Auto Row corridor of West Park, FL. With six grade-level bay doors, 3-phase power, and 75+ parking spaces, this property is well-positioned for automotive, industrial, or retail uses.

The Transit-Oriented Corridor (TOC) zoning provides flexibility, and the property offers immediate occupancy with leasing options for single or multiple tenants.



PROPERTY HIGHLIGHTS

Gross Leaseable Area	2,553 SF
Lot Size	37,476 SF
Ceiling Height	14' FT
Power Supply	3-Phase Power
Frontage	190+ Feet on S State Rd 7
Traffic Count	50,000+ Vehiclesper day
Loading Access	6 Grade-Level Bay Doors (subdivision possible up to 6 micro bays)
Parking	Approximately 75+ On-Site Parking Spaces
Zoning	TOC

IMMEDIATE OCCUPANCY AVAILABLE

ASKING LEASE RATE

\$37 NNN

POTENTIAL USES

This property benefits from Transit-Oriented Corridor (TOC) zoning, which allows for a wide range of uses, including:

- **Retail & Shopping:** Supermarkets, Shopping Centers, Department Stores, Clothing Stores, Furniture Showrooms, Florists, Electronics Sales, Hardware Stores, Flooring Stores, Lawn & Garden Shops, Bookstores, Video Stores.
- **Food & Hospitality:** Restaurants, Bars, Bakeries, Delicatessens, Catering Services, Hotels & Motels.
- **Health & Wellness:** Medical Offices (Dental, Psychiatric, Chiropractic), Pharmacies, Gyms & Fitness Centers, Child Care Centers, Adult Day Care.
- **Business & Professional Services:** Banks, Offices (Business & Professional), Package Delivery Services, Printing & Engraving, Repair Shops (Household & Personal Items), Photocopy Shops, Courier Services, Pest Control, Employment Agencies.
- **Entertainment & Recreation:** Theaters, Amusement Centers, Bowling Alleys, Civic & Cultural Centers, Museums, Dance Studios, Broadcasting & Recording Studios.
- **Industrial & Special Uses:** Medical Marijuana Dispensary, Warehousing & Distribution, Tool Rental, Cabinet/Carpentry Shops.

For further details or other potential uses, tenants should verify with the City of West Park Planning & Zoning Department.



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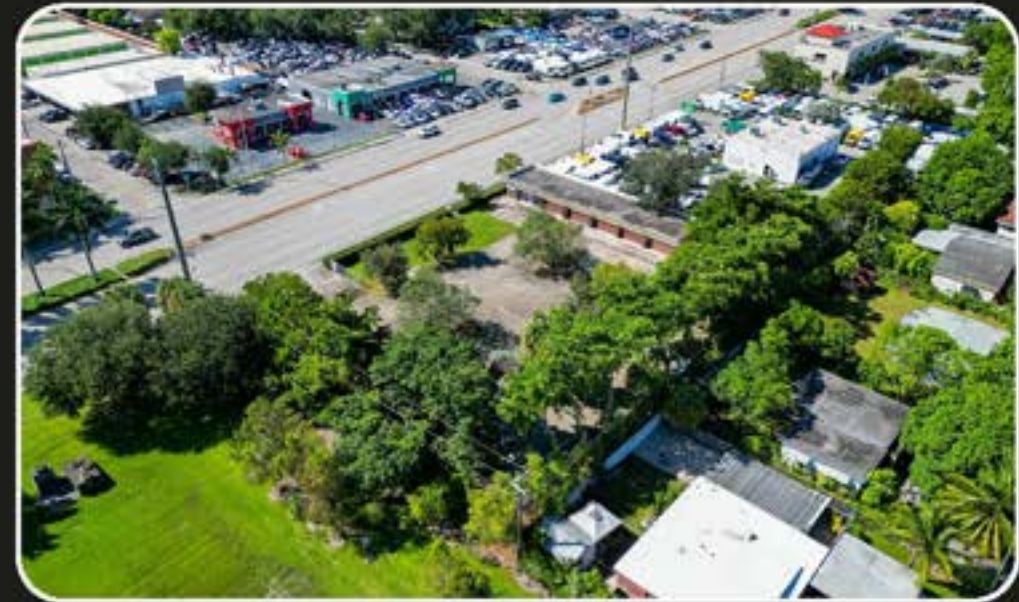
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BIRD'S EYE VIEW

**SOUTH STATE
ROAD 7**



EXTERIOR PHOTOS



RETAIL MAP

South State Road 7

SUBJECT PROPERTY

ExtraSpace
Storage

Mobil

BUICK GMC or
NORTH
MIAMI



HYUNDAI



SUBARU

SHOPPING CENTER
COUNTY SQ

Florida Fine Cars

MIAMI | WEST PALM BEACH | MIAMI LATE



VOLVO



TESLA

MAZDA
of North Miami

South State Road 7

South State Road 7

INTERSTATE
95

INTERSTATE
95

INTERSTATE
95

SOUTH VIEW

City of
Aventura

City of
Sunny Isles

City of
Miami

Hallandale

PROPERTY
SITE

SOUTH STATE ROAD 7

SOUTH STATE ROAD 7



EAST VIEW

Hallandale
Beach

Aventura

City of
Sunny Isles

PROPERTY
SITE

SOUTH STATE ROAD 7

SOUTH STATE ROAD 7



NORTH EAST VIEW



Fort Lauderdale

SOUTH STATE ROAD 7

SOUTH STATE ROAD 7

PROPERTY
SITE



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. 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 ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



CONTACT US

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