

**FOR LEASE**

Single Tenant Warehouse - Unit B9 & B10

4711 W Hallandale Beach Blvd  
West Park, FL 330234



# EXECUTIVE SUMMARY

Warehouse unit featuring an open layout with high ceilings and a small office, ideal for mechanics, boat repair specialists, and other industrial small businesses.

Located on the bustling Hallandale Beach Boulevard, this property offers excellent visibility and easy access to I-95, US-1, and surrounding major thoroughfares, connecting you quickly to Aventura, Hollywood, and Miami Gardens. This emerging industrial corridor is attracting automotive shops, service-oriented businesses, and skilled tradespeople seeking affordable, versatile space with room to grow.

With multiple garage doors for convenient loading and unloading and five dedicated parking spaces, this unit provides a prime opportunity to establish your business in a high-traffic, service-focused area of Hallandale Beach.

## PROPERTY DESCRIPTION

UNIT SIZE

2,100 SF

ASSET

Single Tenant Warehouse

ZONING

TOC-2

## HIGHLIGHTS

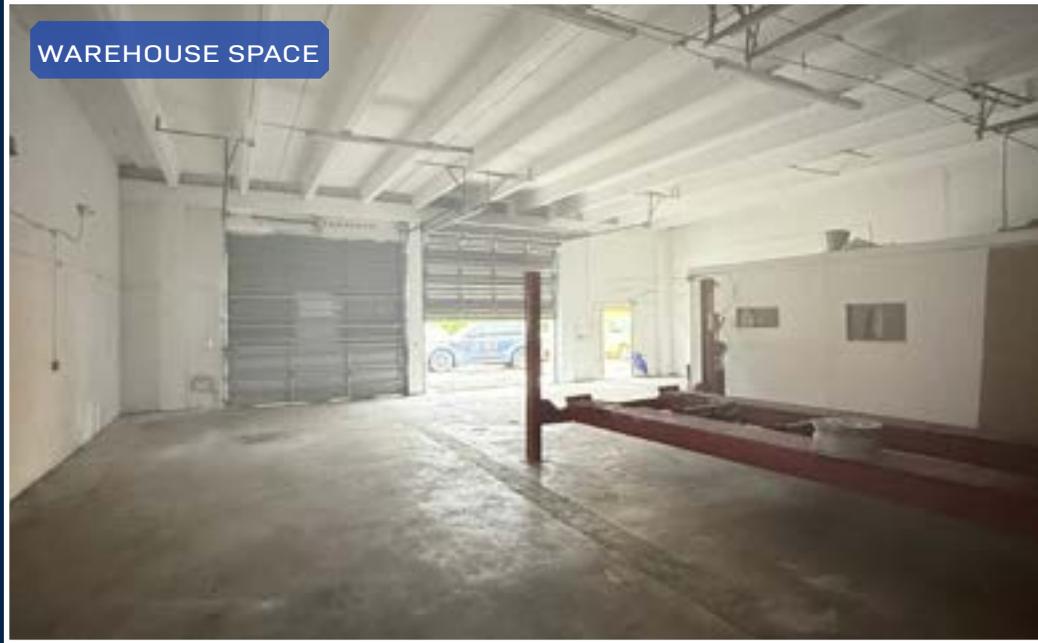
- Open warehouse space
- 4 Operational Bay Doors
- 5 onsite parking spots
- Small office space within the unit
- 15' Ceilings
- 1 restroom

ASKING PRICE

\$3,950 A MONTH + SALES TAX



# PROPERTY PHOTOS



# LOCATION MAP



# ABOUT APEX CAPITAL REALTY

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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.



## ADVISOR

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