

FOR LEASE

OFFICE • WAREHOUSE • DROP/FLEET YARD

4345 NE 12th Terrace, Oakland Park, FL

Sq Ft: 14,985 sq ft

Office +/- 5,300 sq ft

Building 1 +/- 3,285 sq ft

Building 2 +/- 6,400 sq ft

Base Rent: \$10.50 sq ft, NNN

Zoning: I-1, Light Industry

Loading: Ground Level

County: Broward

Parking: Ample

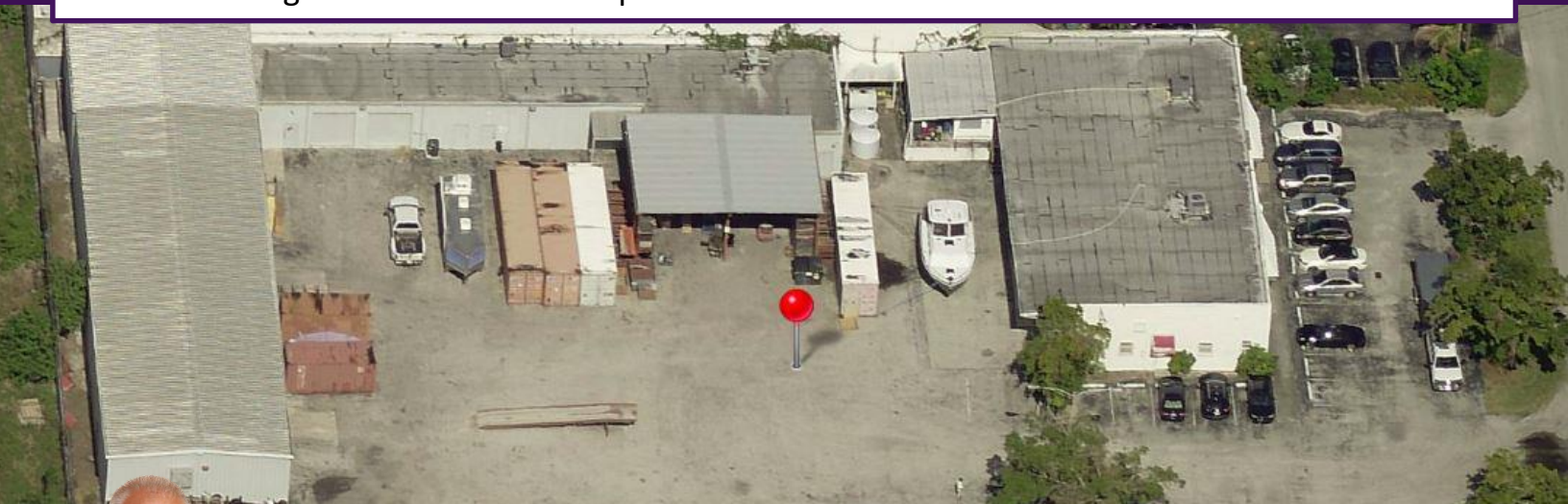
Doors: Multiple 8-12'

Electric: 3 Phase

Year Built: 1978

**Terms & Taxes: Min 5yr Lease
\$34, 307/2018**

Great Multi-Use Commercial Property. Total of 14,985 sq ft. Office space has +/- 5,300sq ft to include 16 offices and large conference area. 2 Warehouse buildings total +/- 9,600 sq ft; Building 1 has +/- 3,285 sq ft, Building 2 has +/- 6,400 sq ft. Client will entertain building additional warehouse space as land permits. Large/ Drop/Fleet Yard is fenced and has security system. Great for additional income from large RV's, Boats, etc. Prefer 5+ year lease. Property available April 1, 2019. Zoned Light Industrial I-1. Multiple uses! TRIPLE NET LEASE.



Calvin R. McDaniel, LLC
REALTOR®

954.296.8639 Direct
www.calvinmcdaniel.com
calvin.mcdaniel@outlook.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.