



Warehouse For Lease

Address: 1201 NE, 38th St. Oakland Park, FL, 33334

Oakland Park Station

• Anchored by:



1 Unit Available - 28,000 Sq.Ft



This location will provide companies with extensive operating efficiencies in their air cargo, sea freight, rail, and trucking operations along with significant cost savings in fuel, maintenance, and staffing. As important benefit the Facility is within the Foreign Free Trade Zone.

Features

Demographics

- 60,000 SF | Industrial
- Easy access to Ft. Lauderdale Intl. Airport; Port Everglades; Interstate I95 and Florida's Turnpike

	1Mile	3Miles	5Miles
2016 Total Population.	16,581	130,981	307,474
2016 Occupied Housing Units.	7,139	58,211	127,318
2016 Household Income: Median	\$44,648.	\$49,741.	\$127,318



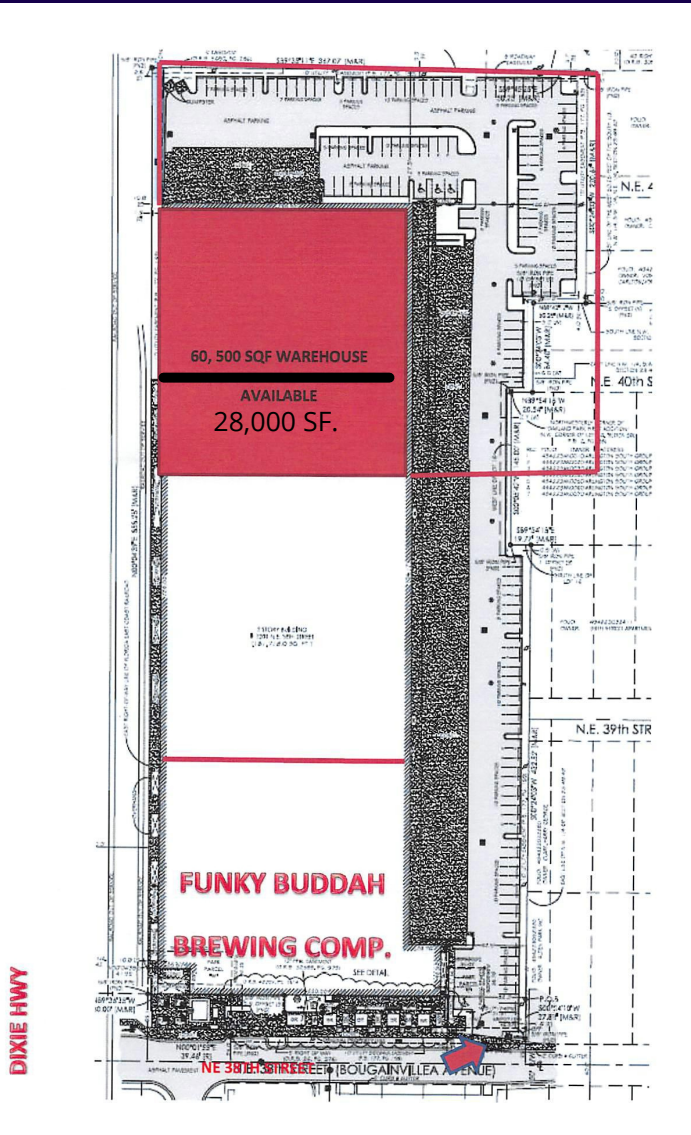
Average Daily Traffic

N. Dixie Hwy.	28,500
NE 38th	8,000

For More Information contact Hector Gutierrez
305.527.7170 - Hector.Gutierrez@imcequitygroup.com

Unit Available

- 1/2 Mile from I-95 & E.Oakland Rd.
- Responsive hands-on Ownership.
- Generous Improvements for qualified tenant.
- **AGGRESSIVE RATES!!**



Space Characteristic

- 30' Clear Height
- Beautifully appointed and finished offices
- 1.24/100 Parking/ratio
- 4 Docks per bay
- 210' Building depth
- 185' Shared truck court
- Loading/ Staging area in warehouse - 60' Depth
- Concrete truck apron
- Foreign Free trade zone approved

For More Information contact Hector Gutierrez
305.527.7170 - Hector.Gutierrez@imcequitygroup.com
305.527.7170 - Hector.Gutierrez@imcequitygroup.com