

DIXIE COMMERCIAL PLAZA

4700-4750 N DIXIE HIGHWAY, OAKLAND PARK, FL 33334

PROPERTY SUMMARY

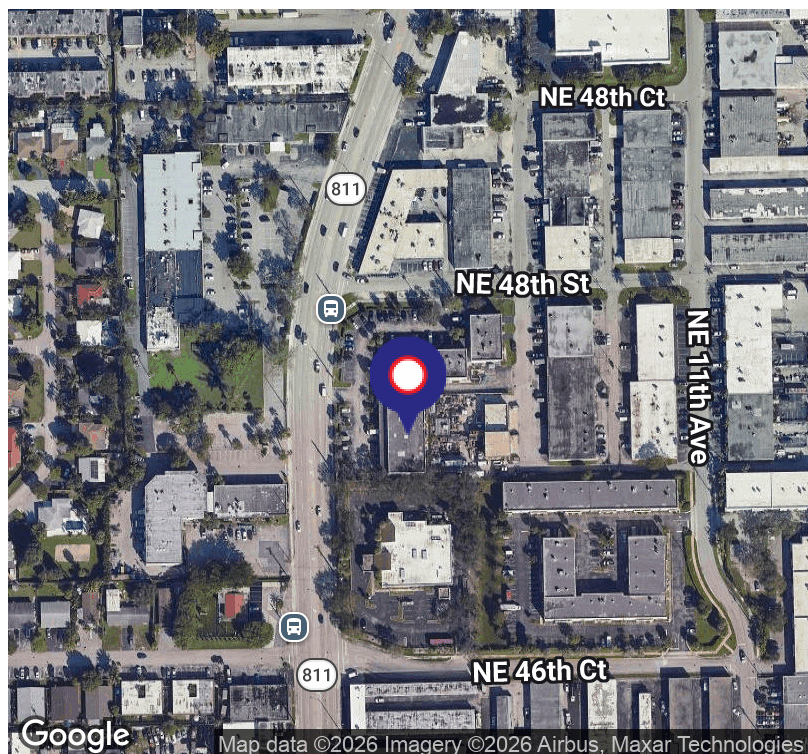


PROPERTY DESCRIPTION

The Dixie Commercial Plaza is a 25,042 square foot small bay industrial warehouse property with retail and showroom components. The property is located one and ½ miles east of I-95 and is two blocks south of the Commercial Blvd and Dixie Highway intersection. The property is comprised of three concrete and stucco buildings with metal bar joist built up modified bitumen roof systems. In one of the buildings, all the units have Dixie Highway frontage as do some of the units in one other building. The units have air-conditioned offices, grade level overhead doors, and 22' clear ceiling heights in the warehouse. Since the loading area is an alleyway, the entire property can handle 53 foot trailers. The warehouses have 20 foot to 22 foot clear ceiling height, 3 phase electric heavy power availability, and showroom / office build-outs between 10% and 60% of the space. The unit sizes range from 1,000 square feet up to 2,200 square feet.

PROPERTY HIGHLIGHTS

- Less than 10 minutes from I-95
- Glass front showrooms
- 10%-50% Office
- 3 phase electric
- 22' clear ceiling height
- 10' x 12' Overhead door in back and common area drive lane for deliveries
- Zoned B-2 (retail/commercial)



HALEY PRESSER

Property Manager / Sales Associate
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ANGIE WEAVER

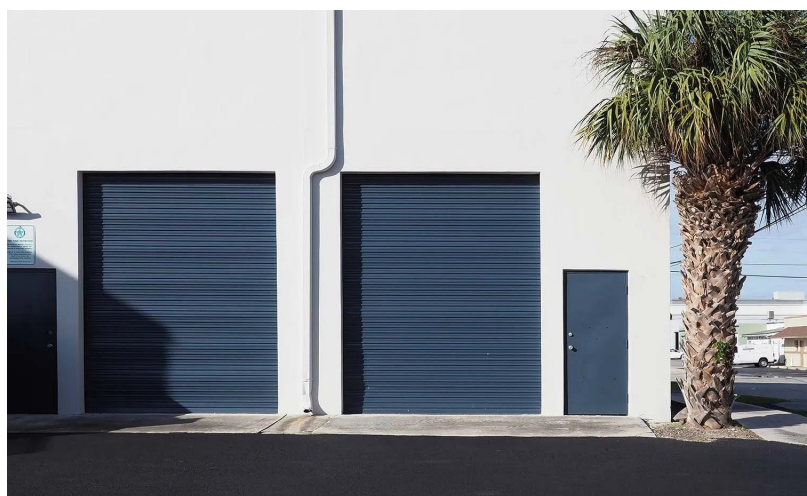
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ADDITIONAL PHOTOS



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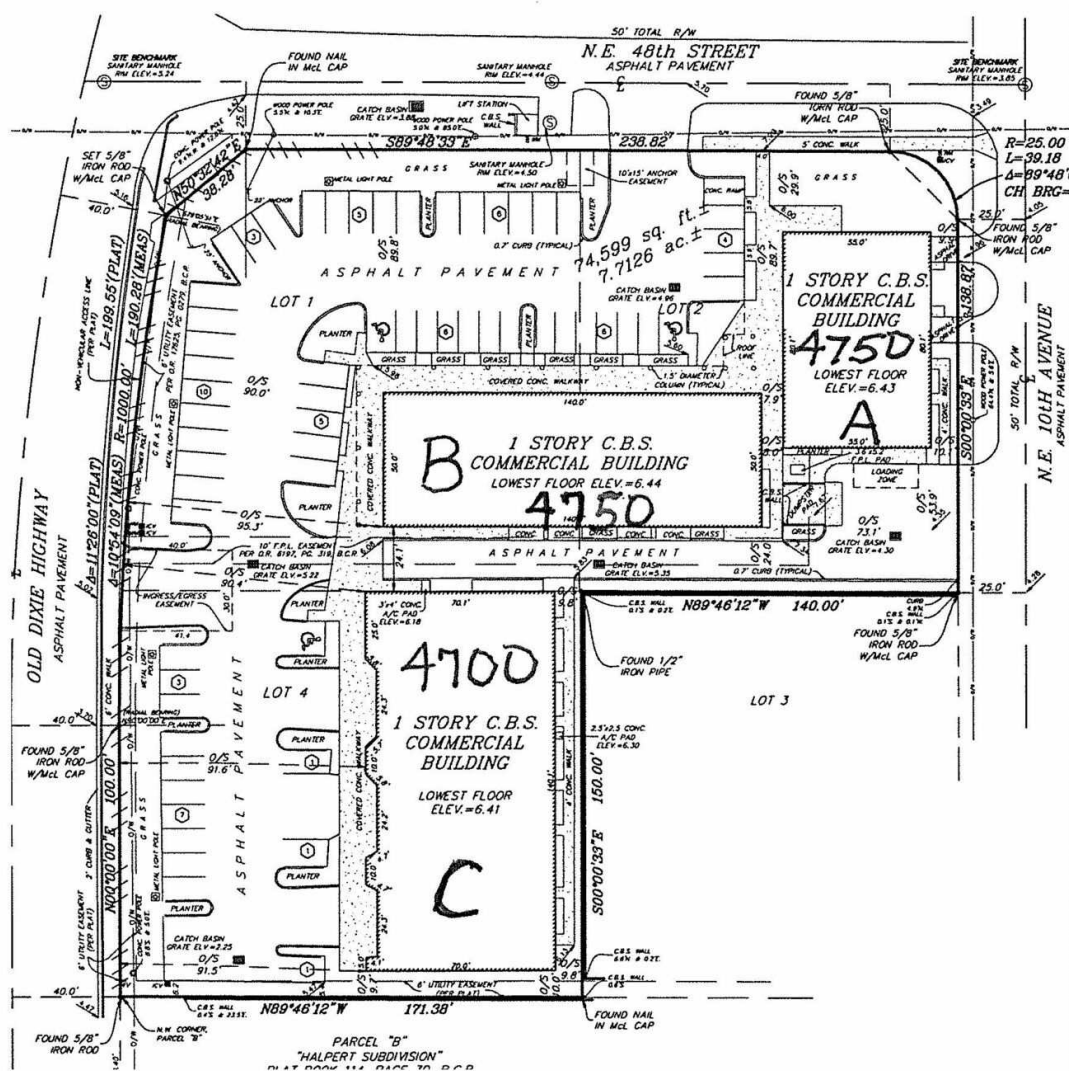
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SITE PLAN



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