

**FOR LEASE**



FULLY AIR CONITIONED WAREHOUSE UNIT

**4540 NE 6<sup>th</sup> AVENUE**

OAKLAND PARK, FL 33334



# EXECUTIVE SUMMARY

Apex Capital Realty is proud to bring to market an incredible industrial space for lease in the heart of Oakland Park. This 2000 SF bay is fully air-conditioned and is perfect for light industrial use. Lease terms are \$25 P/SF + sales tax. The landlord has kept the property in excellent condition. New air conditioning units, a new roof, recently painted, and a refurbished office area and bathroom.

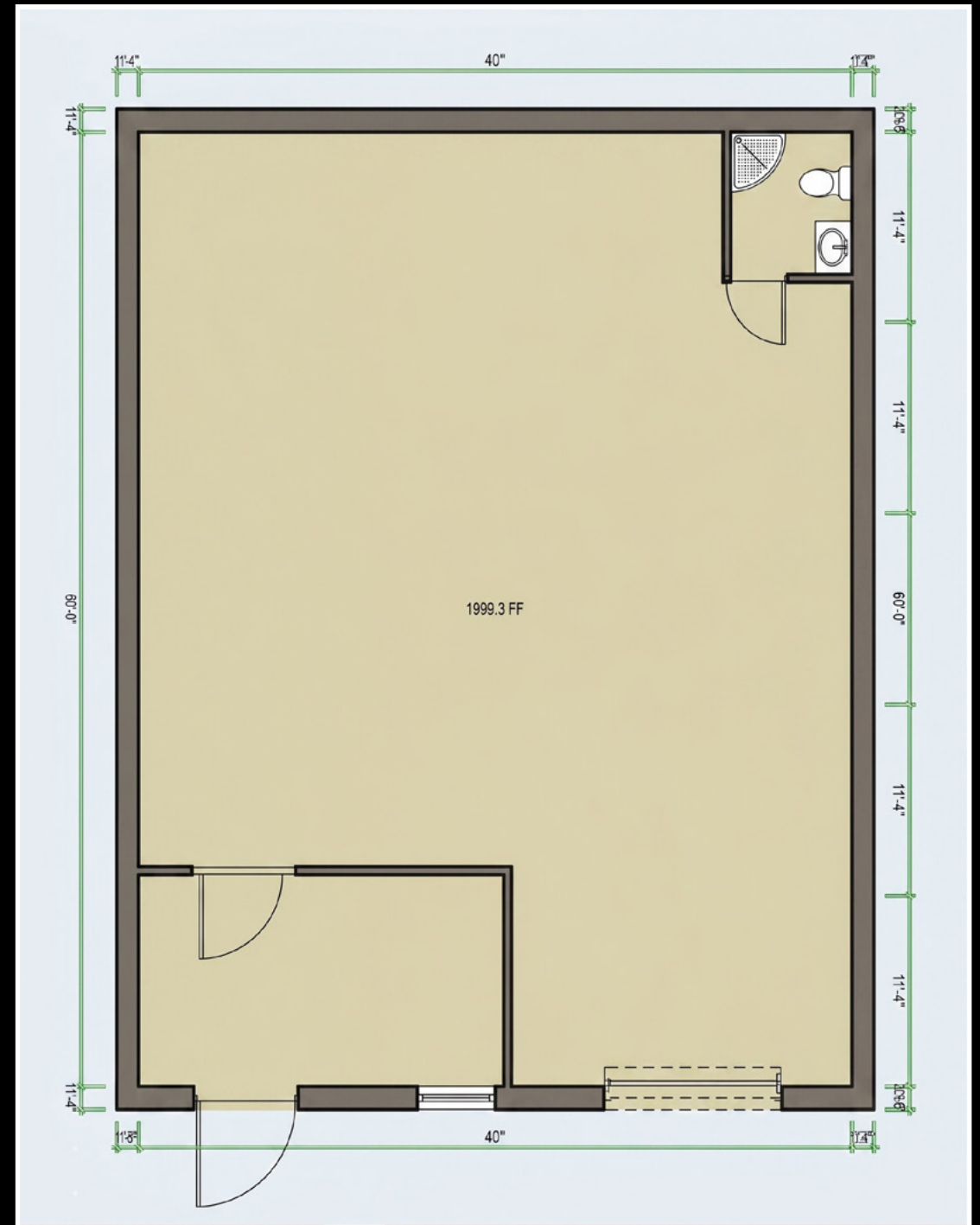
**Please reach out to our listing agents for more information or to schedule a showing.**

## OFFERING SUMMARY

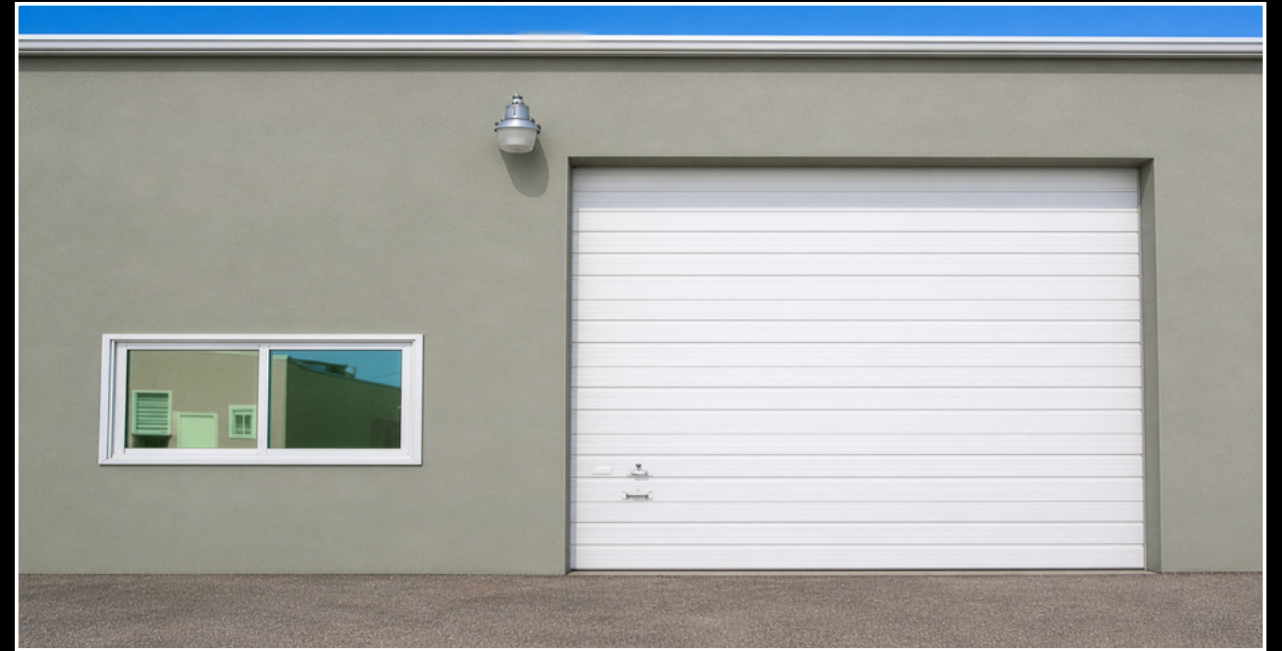
UNIT NUMBER	4540
BAY SIZE	2,000 SF
OFFICE SPACE	200 SF
BATHROOM	1
CEILING HEIGHT	15 Feet
BAY DOORS	1
DOOR HEIGHT	13 Feet
ZONING	B-3

**ASKING PRICE** **\$4,150**  
+ Sales Tax Per Month

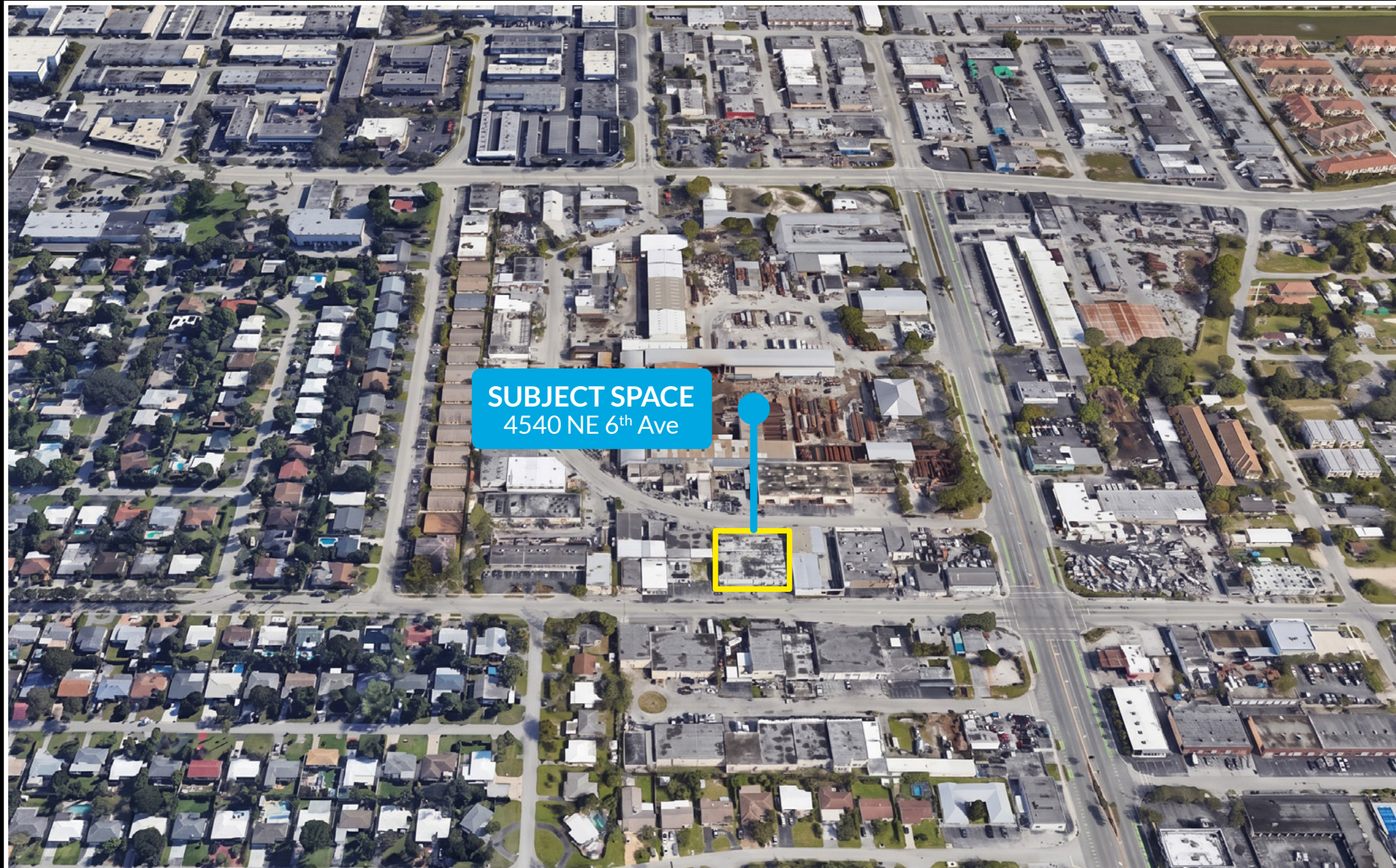
**ASKING PRICE PSF** **\$25 PSF**  
+ Sales Tax



# EXTERIOR PHOTOS



# AERIAL VIEW



# INTERIOR PHOTO





**561 NE 79 ST - SUITE 420**

Miami, FL 33138

[www.APEXCAPITALREALTY.com](http://www.APEXCAPITALREALTY.com)

**YONI SUNSHINE**

COMMERCIAL ADVISOR

(305) 563-1137

[YONI@APEXCAPITALREALTY.COM](mailto:YONI@APEXCAPITALREALTY.COM)

**PATRICK BASILE**

COMMERCIAL ADVISOR

(305) 761-4005

[PATRICK@APEXCAPITALREALTY.COM](mailto:PATRICK@APEXCAPITALREALTY.COM)

**LET'S SIMPLIFY YOUR DEAL!**

REAL ESTATE + COMMERCIAL INSURANCE  
IN ONE SEAMLESS PROCESS.

**GET A QUOTE FROM  
APEX INSURANCE TODAY!**