

3037 SW 3rd Terrace, Okeechobee, FL 34974



DESCRIPTION:

Flex Space for Lease – 4,725± SF | Prime Okeechobee Commercial Location

This is an outstanding opportunity for a service business seeking a combination of office, warehouse, and storage space in a highly accessible location. Conveniently situated in Okeechobee just off US Highway 441/98 and SW 32nd Street, the property offers easy access to nearby shopping, restaurants, and other amenities.

The building features three contiguous flex space bays totaling **4,725± square feet**, with each bay offering **1,575± square feet**. Rent is \$16.00 SF Modified Gross (utilities are not included).

Property Features:

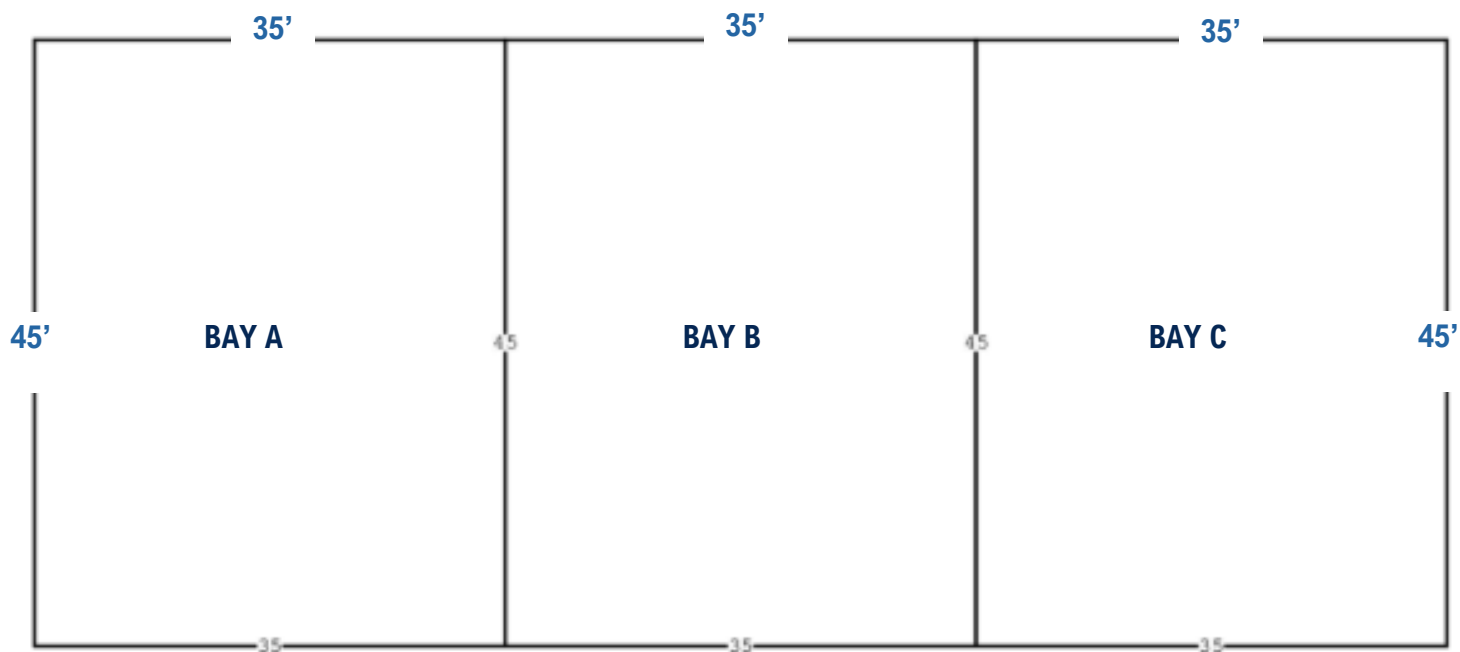
- Three contiguous flex bays (1,575± SF each)
- Four roll-up doors (three front-facing and one side-loading)
- Bays A and C feature open-concept layouts
- Bay B is built out with four private offices/rooms and one restroom
- Air conditioning in Bays A and B
- Mezzanine in Bay B (not included in the stated square footage)
- Fully fenced and gated property
- 13 on-site parking spaces
- Zoned **Commercial Corridor Mixed Use**

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NATE BRAY
561-510-2225

This versatile property is ideal for contractors, service companies, distribution, light industrial, trades, or businesses requiring a combination of office and warehouse space. Its central location and flexible layout make it an excellent choice for a variety of commercial uses.

FLOOR PLAN



AERIAL VIEW



MAP VIEW

