



**SELLER
FINANCING
AVAILABLE FOR
QUALIFIED BUYERS**

**3560 NW 10TH AVE
OAKLAND PARK, FL 33309
8 UNIT SMALL BAY FLEX WAREHOUSES**

FTL



COMPASS
COMMERCIAL

3560 NW 10TH AVE



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PROPERTY OVERVIEW

3560–3570 NW 10th Avenue is an 8-unit small-bay industrial warehouse totaling 9,315 square feet situated on a 16,337-square-foot lot in the highly desirable Oakland Park industrial corridor. This product type remains one of the most sought-after asset classes in Broward County, driven by limited supply, strong tenant demand, and consistent rental growth.

The property offers functional bay sizes, grade-level loading, ample parking, and highly efficient layouts ideal for a wide range of light industrial users. Tenants benefit from excellent connectivity with immediate access to I-95, Commercial Blvd, Powerline Road, and Central Broward's major logistics arteries.

The building is currently generating \$136,229 in annual income, with clear upside to a pro forma income of \$211,200 through bringing rents to market and optimizing operations. At the suggested offering price of \$2,300,000, this opportunity provides investors with stabilized in-place cash flow plus immediate value-add upside in one of the strongest and supply-constrained industrial submarkets in South Florida.



1
PARCEL



1968
YEAR BUILT



16,337/0.38
LOT SIZE (SF/AC)



9,315
RENTABLE AREA SF



2,300,000
ASKING PRICE

THE OFFERING

Address 3560-3570
NW 10th Ave,
Oakland Park, FL 33309

Folio # 494221150040

Units 8 Bays

Parking 25+ Spaces

Type Flex Warehouse

ASKING PRICE **\$2,300,000**

Gross Potential Income \$211,200

Building (SF) 9,315

Average Unit Size (SF) 1,164

Lot Size (SF) 16,337

Lot Size (Acre) 0.38

Ceiling Height ±12-14ft

INVESTMENT HIGHLIGHTS

➤ **8-Unit Small-Bay Warehouse Asset**

1. Totaling 9,315 SF across eight functional small-bay units
2. Situated on a 16,337 SF industrial lot

➤ **High-Demand Industrial Product Type**

1. Small-bay industrial supply in Oakland Park remains extremely limited
2. Strong tenant demand and consistent rent growth

➤ **Strong In-Place Income**

1. Annual income: \$136,224
2. Stable tenancy with historically low turnover

➤ **Immediate Value-Add Upside**

1. Pro forma income: \$211,200 upon rent adjustments to market
2. Opportunity to enhance operations and increase NOI

➤ **Premium Central Broward Location**

1. Minutes from I-95, Commercial Blvd, and Powerline Road
2. Ideal for last-mile, service, and logistics-based tenants

➤ **Functional Industrial Design**

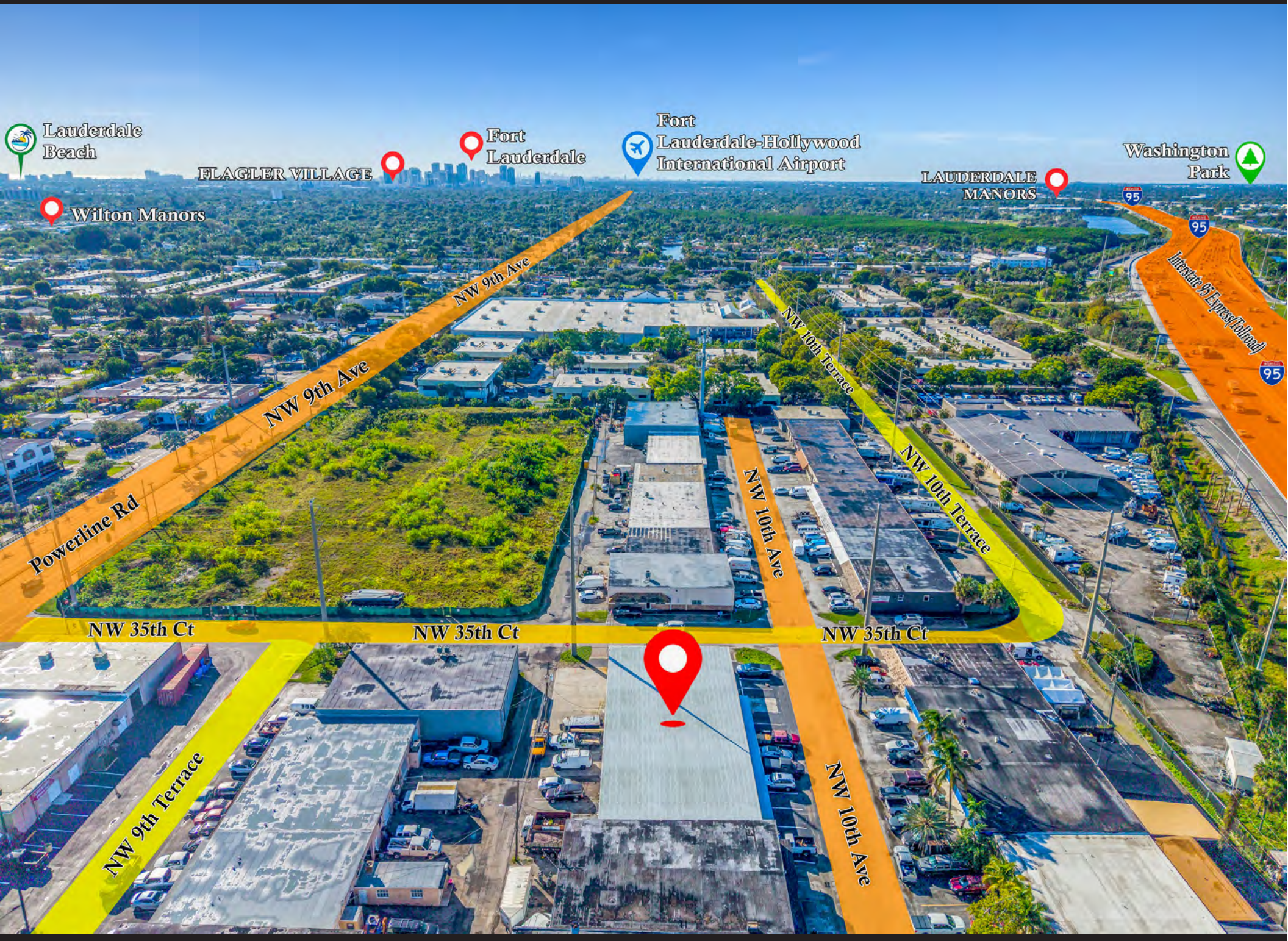
1. Grade-level loading
2. Efficient unit mix
3. Ample parking and circulation
4. Easy turnover and low operational complexity

➤ **Exceptional Market Fundamentals**

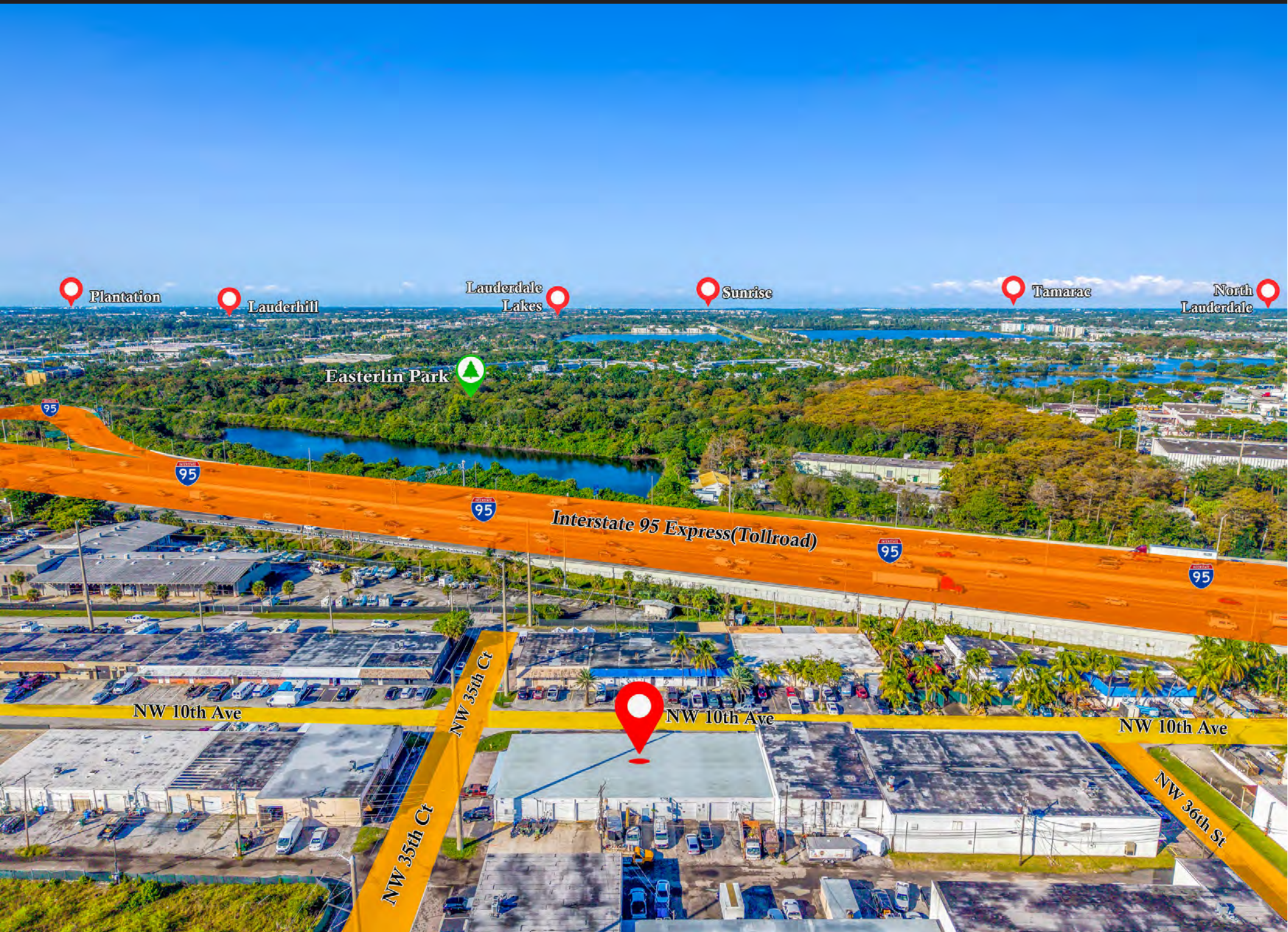
1. Oakland Park and Broward small-bay warehouse vacancy remains among the lowest in South Florida
2. Long-term tenant retention and recession-resistant demand profile

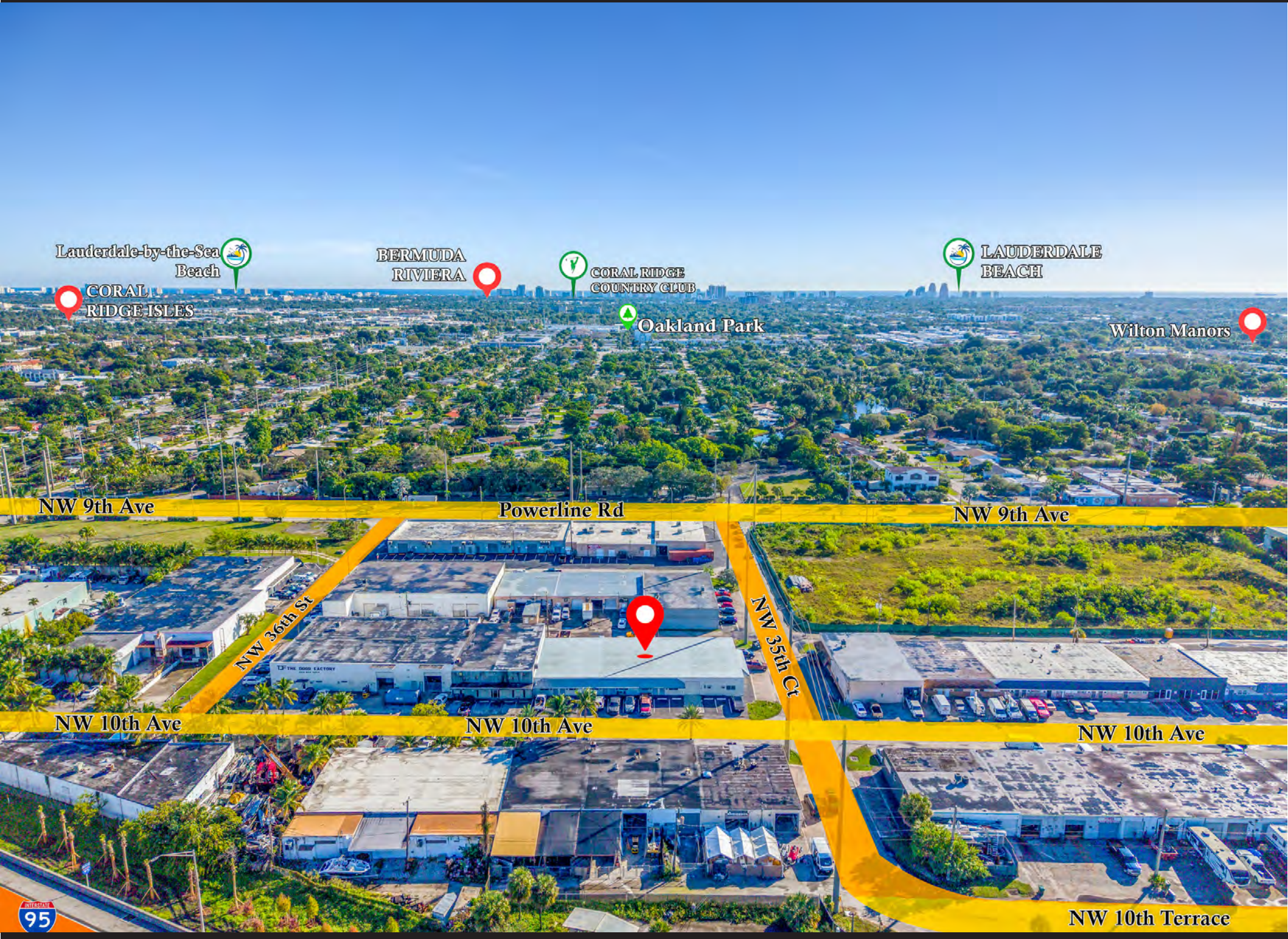


Unit	Unit SF	Tenant Name	Actual Rent	Tenant Deposit	Move-In	Lease Expiration	Potential
Current/Notice/Vacant Tenants							
939	1,219	TEAM MUNOZ ROOFING	\$2,134	\$4,064	03/01/2024	02/28/2026	\$2,200
941	1,219	VACANT	\$0.00	\$0.00	-	-	\$2,200
3560	1,000	Mrk&Chrs LLC	\$1,900	\$2,047	08/01/2025	07/31/2026	\$2,200
3562	1,000	CB CONCRETE FINISHING INC	\$1,900	\$2,363	11/01/2022	10/31/2026	\$2,200
3564	1,000	LYNTAY'Z LLC	\$1,800	\$1,800	05/01/2025	04/30/2026	\$2,200
3566	1,000	VACANT	\$0.00	\$0.00	-	-	\$2,200
3568	1,000	JOHN & JAMES	\$1,900	\$0.00	11/01/2022	10/31/2027	\$2,200
3570	1,000	YOUR GREEN PROS	\$1,718.45	\$0.00	12/01/2022	12/31/2025	\$2,200
Total		LEVEL II NW	\$11,352	\$10,274			\$17,600

















**TOW AWAY
ZONE**
UNAUTHORIZED VEHICLES
TOWED AT OWNERS EXPENSE
24 HRS. A DAY 7 DAYS A WK
CARSAL
(954) 566-5155
4033 NE 9 AVE, OAKLAND PARK, FL 33334
7 DAYS 24 HOURS A DAY
WE WILL TOW YOUR VEHICLE IF IT IS IN THE ZONE

NO PARKING













PROPERTY IS IN A FLOOD ZONE ACCORDING TO FEMA MAPS



Parcel Information

Parcel Id: [494221150040](#)

Owner: LEVEL II NORTHWEST LLC

Situs Address: 3560-3570 NW 10 AVE OAKLAND PARK FL 33309

Legal: ROSE INDUSTRIAL SITE 58-29 B LOTS 4,5,6 BLK 1

Millage Code: 1712

Use Code: 48

Land Value: \$ 196,040

Building Value: \$ 1,815,280

Other Value: 0

Total Value: \$ 2,011,320

SOH Capped Value: \$ 2,011,320

Homestead Exempt Amt: \$ 0

VWD Exempt Amt: \$ 0

Other Exempt Amt: \$ 0

Taxable Value: \$ 2,011,320

Sale Date 1: 09/22/2022

Sale Price 1: \$ 1,820,000

Deed Type 1: WD

Sale Date 2: 07/03/2014

Sale Price 2: \$ 100

Deed Type 2: WD

APR 15 2015

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