

3,038 SF OFFICE / WAREHOUSE BUILDING FOR SALE

2341 NW 30TH STREET, OAKLAND PARK, FLORIDA 33331



THE ROTELLA GROUP, INC.

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PROPERTY HIGHLIGHTS

- **Size:** Building **3,038 SF**
- **Land:** 7,538
- **Zoning:** B3
- **Parking:** 7 paved + grass spaces
- **Yard:** 30' x 50'- Fenced
- **Roll Ups:** 3 total: 2 @ 10' x 10' & 1 @ 12' x 10'
- **Loading:** Ground Level 10' x 10' electric roll up
- **HVAC:** 3 total (2 larger units replaced 2024)
- **Electric:** 1 meter
- **Roof:** Replaced 2023

- **Ceiling:** 8' – 10' offices / 11'7" warehouse
- **Restrooms:** 2 total (1 with a shower)
- **Offices:** 3+ conference room
- **Other:** Washer/Dryer, Kitchenette, Roll down shutters, stop light at entrance to development



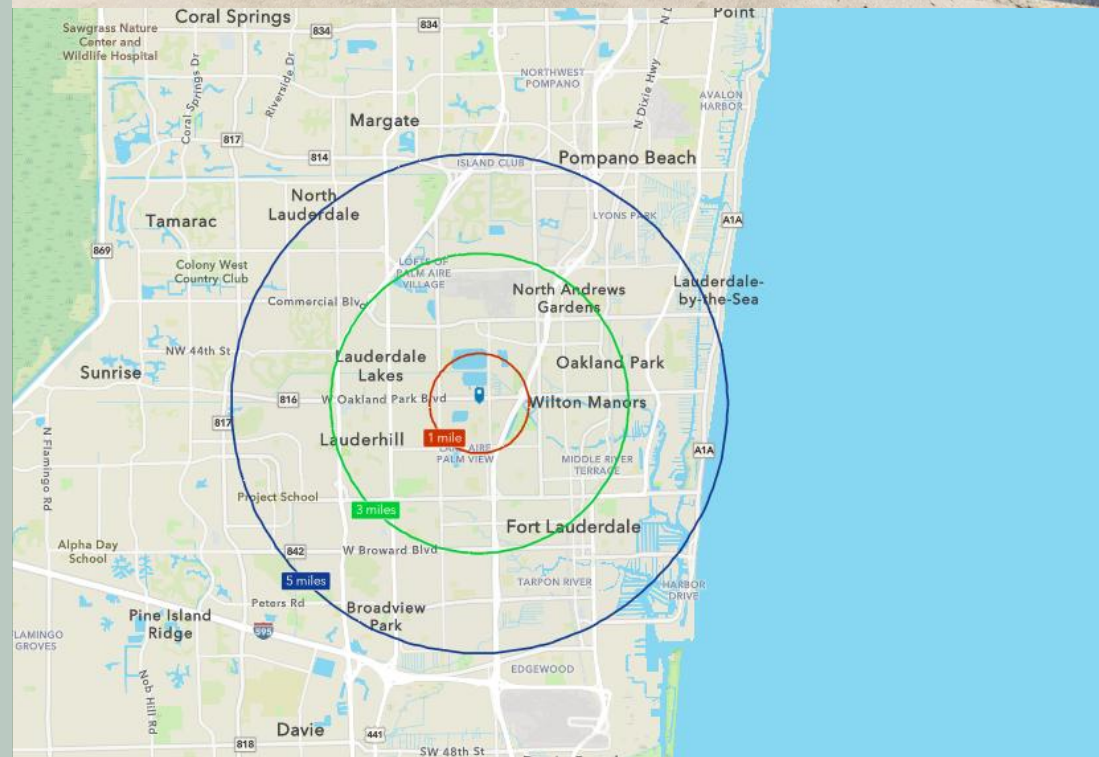
DEMOGRAPHICS

Source: Esri	1 MILE	3 MILE	5 MILE
Population	15,197	170,239	488,301
Daytime Pop	15,599	176,908	523,218
Avg HH Income	\$85,457	\$82,243	\$106,130
Median Age	40.2	40.3	42.0
Total Business	1,016	11,842	33,392
Total Employees	9,048	94,456	282,984

TRAFFIC COUNTS

Source: FDOT

W Oakland Prk. Blvd	55,500 AADT
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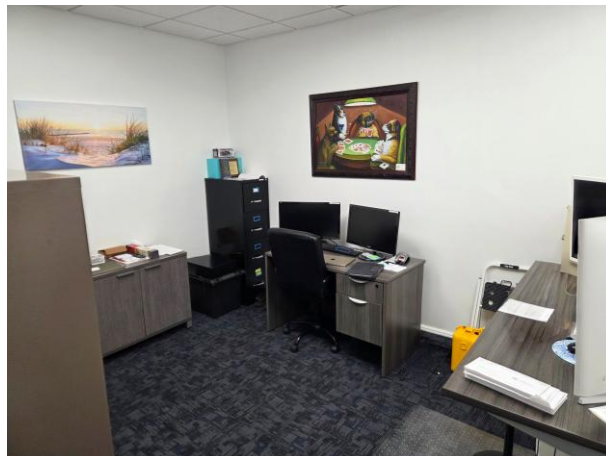




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PHOTOS



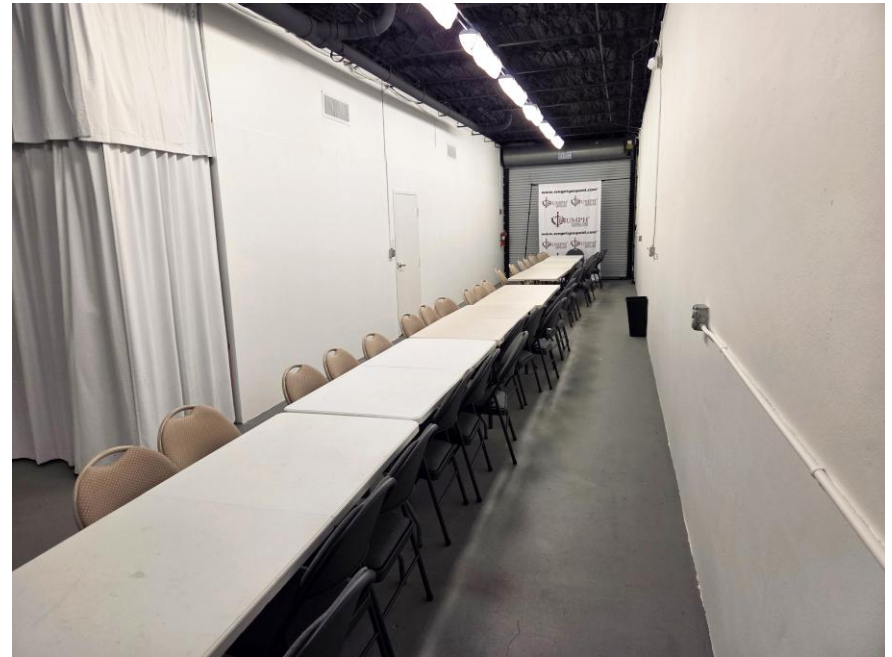
The warehouse layout also includes three private offices and a spacious conference room, creating a functional balance between warehouse operations and professional office space ideal for management, client meetings, and team collaboration.



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PHOTOS



This 3,038 SF office/warehouse building features a convenient kitchenette and a spacious open warehouse area, offering flexibility for a variety of industrial, storage, distribution, service-oriented operations or auto sales.



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PHOTOS

Yard Area



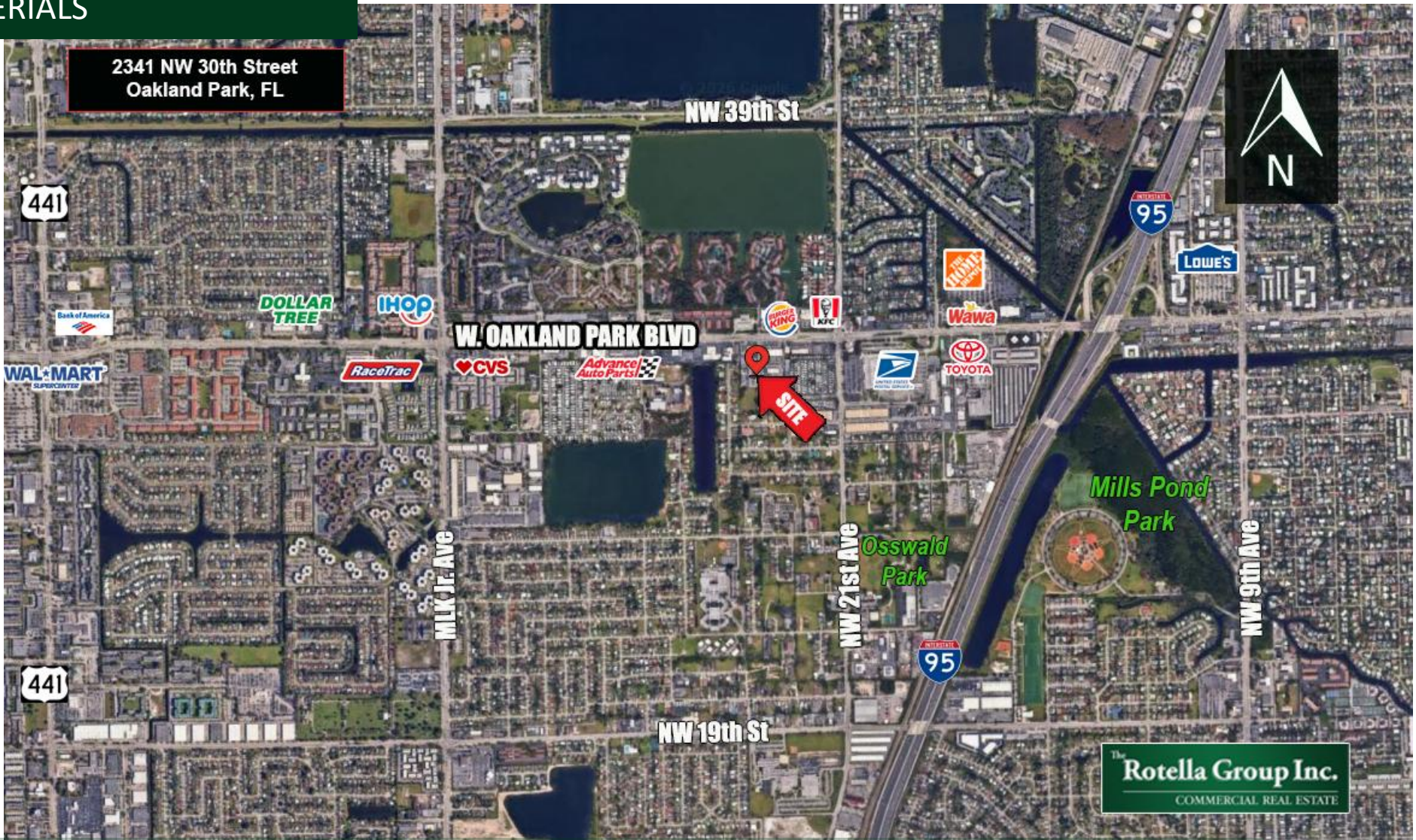
The property features a secure approximately 30' x 50' fenced-in yard area, providing valuable outdoor storage and operational flexibility for a variety of industrial and service-related uses. Combined with convenient ground-level roll-up door access directly into the warehouse, the layout allows for efficient loading, unloading, equipment staging, and seamless day-to-day operations.



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AERIALS



Positioned in the heart of Central Broward County, **2341 NW 30th Street** offers exceptional accessibility within one of Oakland Park's growing commercial and industrial corridors. The property benefits from its strategic location just minutes from major roads including I-95, Oakland Park Boulevard, Powerline Road, and the Florida Turnpike, providing convenient connectivity throughout Broward, Miami-Dade, and Palm Beach Counties. The surrounding area is home to a strong mix of industrial users, service businesses, retail destinations, and established residential neighborhoods, creating a dynamic environment for a wide range of commercial uses.



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AERIALS

Close Up





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