



Building 6

601 N Congress Ave, Delray Beach, FL 33445

COMPASS



Ross Kuflik

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Building 6

\$20.00 /SF/YR

3100 sq ft warehouse space with mezzanine, front door, rear bay drive in.

Plenty of parking, below market rent. Great location. Delray Beach. Hi traffic count. Easy Access.

Located in Delray Beach, Palm Beach County, close to I 95, great, safe location, hi visibility, Easy Access, Near all major retail and many hi volume, hi net worth residential. less than 1/2 hour from PBI Airport....

- Great Delray Beach Location
- Bay Door entry
- Easy Access
- Hi ceilings.
- Mezzanine.
- Convenient location.



Rental Rate: \$20.00 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 25,763 SF

Year Built: 2004

Rental Rate Mo: \$1.67 /SF/MO

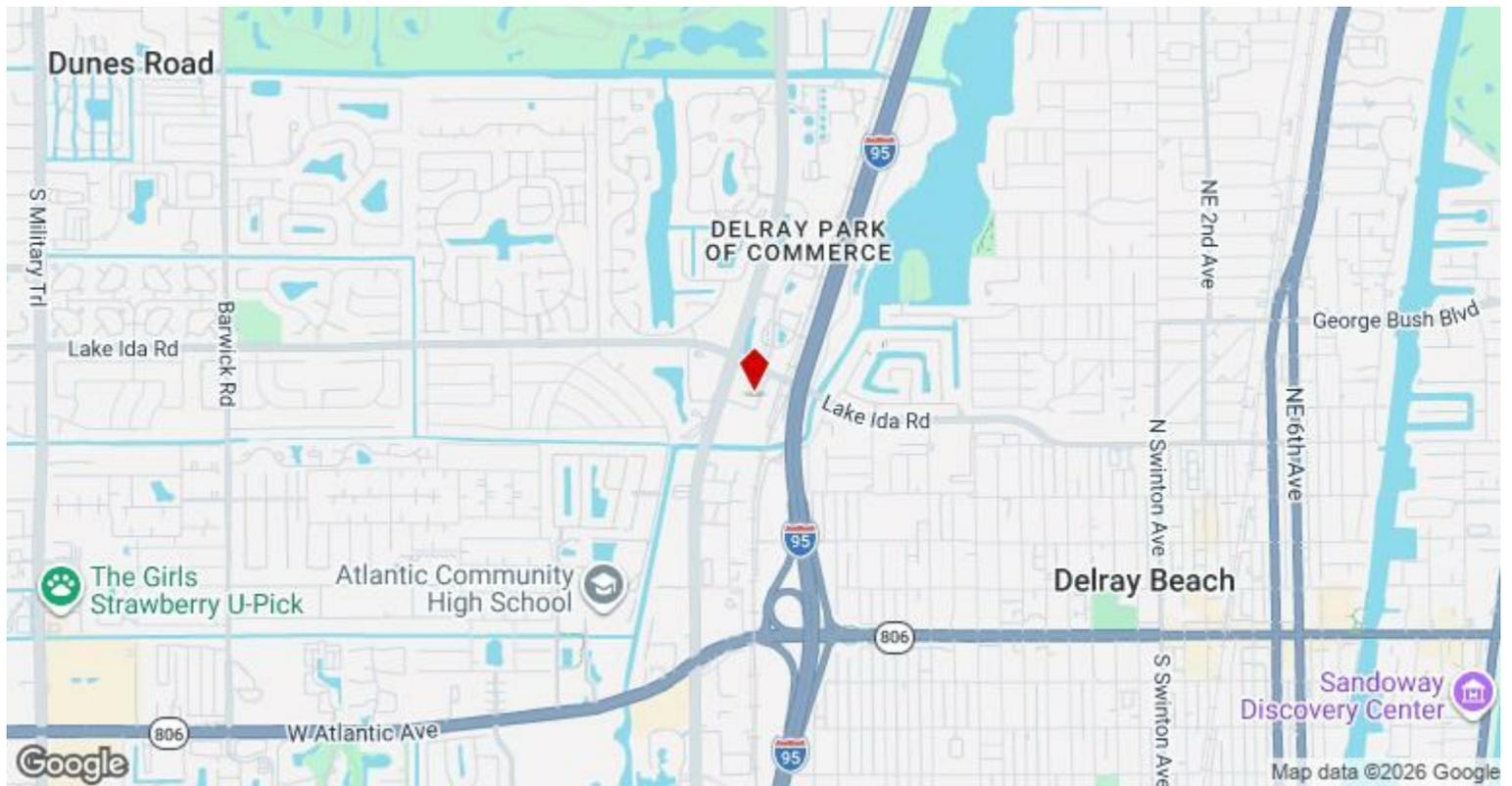
1st Floor Ste 602

Space Available	3,100 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 3 Years

Gemini saidUnlock Your Business Potential in Delray's Prime Industrial HubThe Hook:"Strategic, Versatile, and Ready to Deliver: Secure the Ultimate Dual-Access Warehouse in the Heart of Delray Beach's 2026 Boom."In a market where "last-mile" efficiency is everything, this property offers a rare combination of high-visibility professional access and heavy-duty operational power. Located just minutes from the I-95 corridor and the revitalized Atlantic Avenue district, this is where your business gains its competitive edge.Property Highlights: Engineered for EfficiencyThis isn't just a shell; it's a high-functioning logistics and storage powerhouse designed to scale with your ambitions.Dual-Flow Access: Featuring both front-door professional entry and a rear-bay drive-in, this unit allows you to separate your customer-facing operations from your heavy loading and receiving.Vertical Volume: The massive first and second-floor mezzanine area effectively doubles your usable footprint. Whether you need an elevated executive office overlooking the floor or high-density inventory storage, this layout maximizes every square inch.The Delray Advantage: Situated in one of South Florida's most sought-after industrial submarkets. With over \$40M in local infrastructure upgrades currently underway, your business will benefit from superior connectivity and long-term asset appreciation.Why This Space?In 2026, Delray Beach has become the preferred hub for high-growth tech, boutique logistics, and professional trades. This unit offers the "Swiss Army Knife" of layouts:Front-to-Back Loading: Streamlines inventory turnover.Mezzanine Flexibility: Provides a built-in "second floor" without the expense of a larger footprint.Easy Access: Wide turn-radii and proximity to major arterials ensure your fleet stays moving.Call to ActionDon't let a lack of space bottle-neck your growth.Inventory in Delray's industrial corridor is moving at record speed. As a Certified Buyer and Tenant Expert, I specialize in "diagnosing" the operational health of a space before you sign the lease.Contact Ross Kuflik today for a private walkthrough and a detailed 2026 Market Equity Report. Visit: kuflikabc.comDirect Inquiry: call 631 532 9189

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Designer Floors	-	
EZ Shelf From Tube Technology	-	
MRP, LLC	-	September 2023
Sack Lunch Agency	-	
Showcase Contractors Inc	-	



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Property Photos



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Building Photo



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IMG_4536

Property Photos

