

# DELRAY CORPORATE CENTER

2855-2915 S CONGRESS AVE, DELRAY BEACH, FL 33445

## PROPERTY SUMMARY

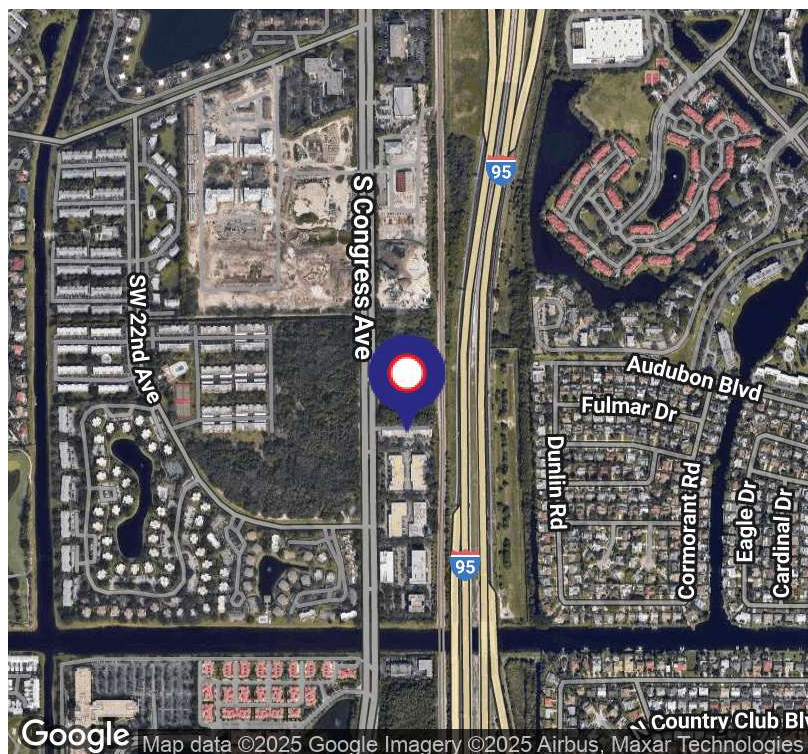


### PROPERTY DESCRIPTION

Position business for success at Delray Corporate Center, a premier five-building flex warehouse park providing roughly 104,800 square feet of versatile industrial space. Situated on over nine acres between Interstate 95 and Congress Avenue, this dynamic Delray Beach location delivers seamless access to Boca Raton, Palm Beach County, and beyond. Each unit features a blend of office or showroom space at the front with efficient warehouse capabilities at the rear, many of which are fully air-conditioned for comfort and flexibility.

With units ranging from 1,250 to 15,000 square feet, businesses of all sizes can find the ideal configuration to suit their needs. Practical features include 18-foot clear ceiling heights, grade-level overhead doors (10 feet by 12 feet or 12 feet by 14 feet), tinted glass storefronts, and robust three-phase power. MROC Soon to be re-zoned for light industrial under MIC, the property supports various uses, creating an optimal environment for light industrial and commercial operations. At a 3:1,000-square-foot ratio, the site's abundant parking accommodates employees and visitors.

Tenants benefit from exceptional visibility along Interstate 95 with over 215,000 vehicles passing daily (VPD), plus access to convenient public transportation, the Tri-Rail, lodging, and retailers like Presidente Supermarket and Harbor Freight at nearby Linton Square. Just 24 minutes from Palm Beach International Airport (PBI) and a short drive to the Port of Palm Beach, Delray Corporate Center connects your business to key regional and global markets, making it a strategic choice in a tight industrial market with limited new supply.



### LORETTA SHATTO

Certified Property Manager/Sales Associate  
Direct: 954.491.5505 | Cell: 954.302.8639  
loretta@levyai.com





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## HIGHLIGHTS



**HIGHLY VISIBLE LIGHT INDUSTRIAL FLEX SPACES WITH TINTED-GLASS FACADES, TALL CEILINGS, AND GRADE LEVEL LOADING, STRATEGICALLY NEAR I-95 AND CONGRESS AVENUE.**

- Versatile industrial suites offer a mix of office/showroom and warehouse space, features 18-foot ceiling heights and a robust 3-phase power supply.
- Prime visibility and signage potential with direct frontage along Interstate 95, drawing attention from over 215,000 VPD for unparalleled exposure.
- Minutes from Palm Beach International Airport, the Port of Palm Beach, Tri-Rail, and multiple bus stops, ensuring smooth logistics and convenience.
- Many suites are fully air-conditioned and include grade-level overhead doors, providing immediate move-in readiness and ideal conditions.



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## ADDITIONAL PHOTOS



### LORETTA SHATTO

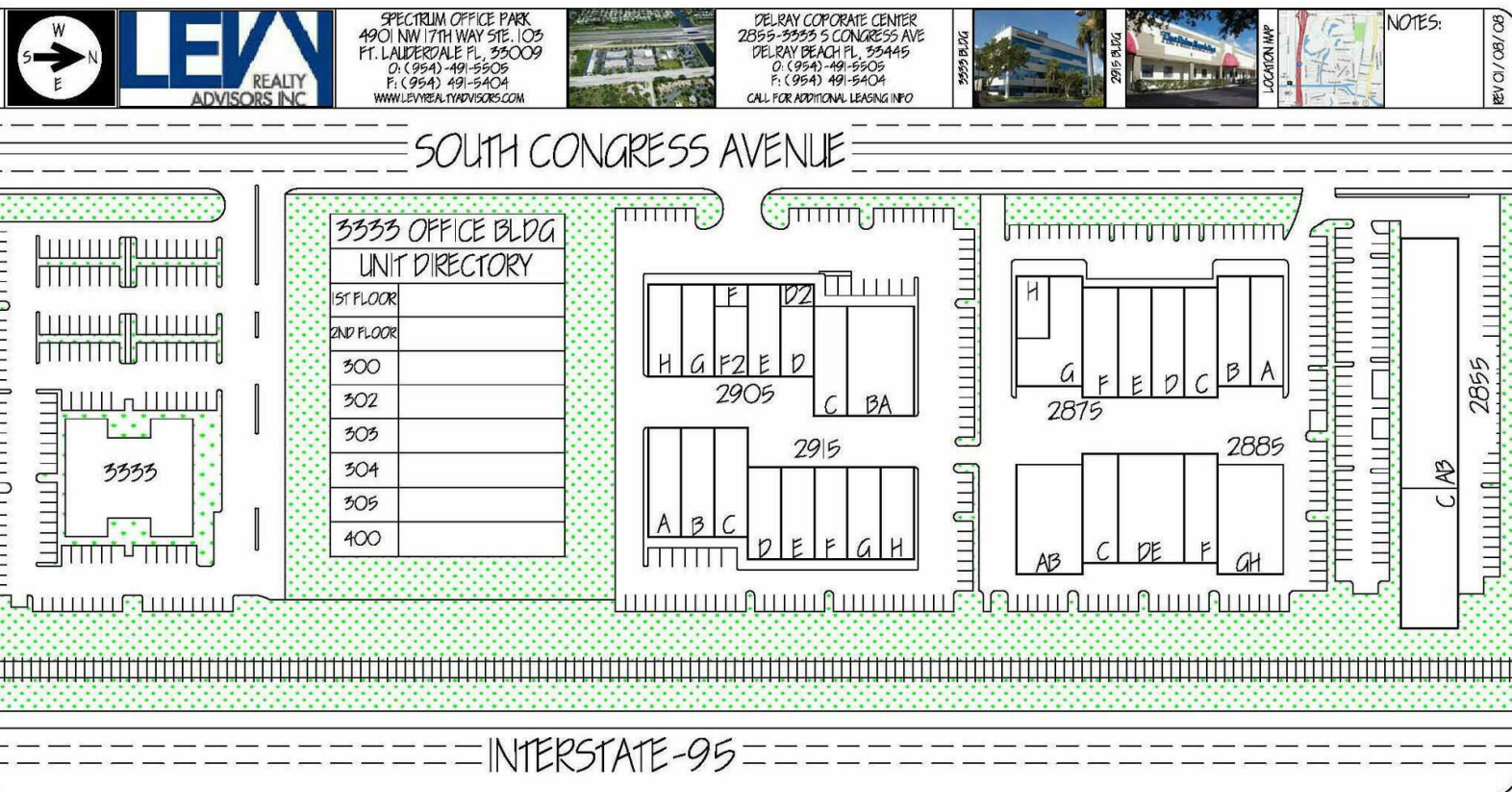
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## SITE PLAN



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