

DELRAY CORPORATE CENTER

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

PROPERTY SUMMARY

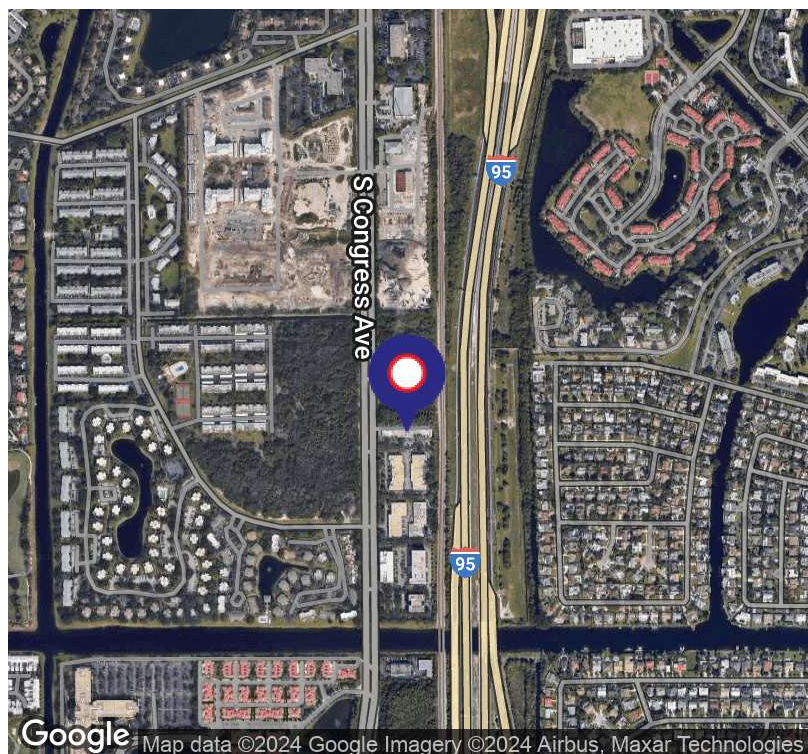


PROPERTY DESCRIPTION

The Delray Corporate Center is a 104,800 square foot flex warehouse industrial park situated on 9.09 acres of land located at the interchange of the I-95 highway and Congress Avenue in the city of Delray Beach just north of Boca Raton. The property has great visibility from I-95 as well as Congress Ave and is located in MROC zoning for Light Industrial and Commercial uses. There are five buildings built between 1982 and 1987 with approximately 25-50% office/showroom in front and warehouse at the rear, most with 100% air-conditioned space. The unit sizes range from as small as 1,250 square feet up to 15,000 square feet. The warehouses have 10' x 12' or 12' x 14' grade level overhead doors, 3 phase electrical service, 18' ceiling heights and a parking ratio of 3 spaces per 1,000 square feet of space. The industrial park is ideal for high end tenants who need an upscale office and showroom component to their warehouse.

PROPERTY HIGHLIGHTS

- Tinted glass storefront entrances
- 10' x 12' or 12' x 14' grade level overhead doors
- 18' clear ceiling height
- Electric typically 225 Amps, 120/208 volt, 3-phase, 4 wire
- The average office build out is 20 - 40%
- Tri-rail and bus stop nearby



LORETTA SHATTO

Certified Property Manager/Sales Associate
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FOR LEASE

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ADDITIONAL PHOTOS



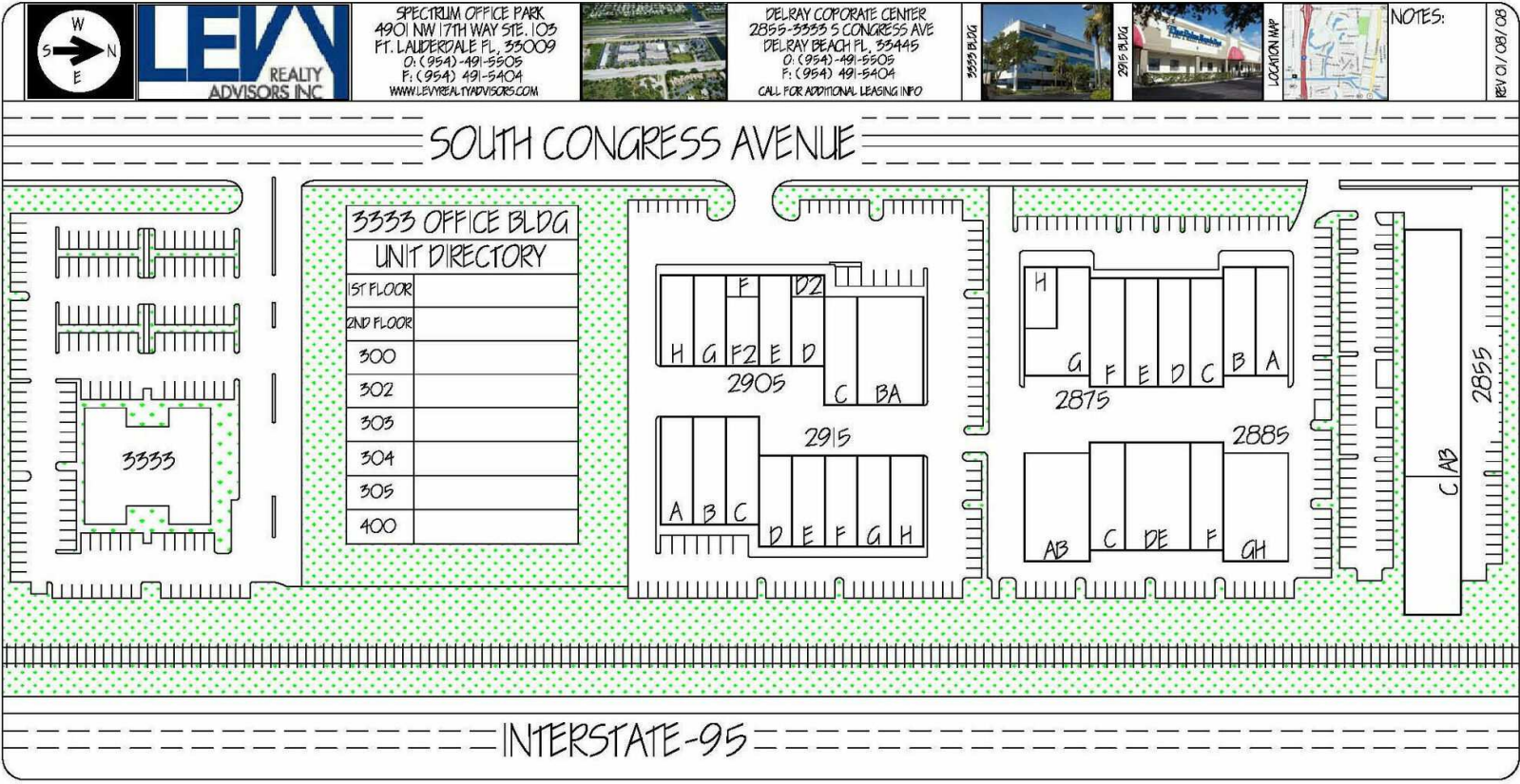
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SITE PLAN



SPECTRUM OFFICE PARK
4901 NW 17TH WAY STE. 103
FT. LAUDERDALE FL, 33309
O: (954) 491-5505
F: (954) 491-5404
WWW.LEVYREALTYADVISORS.COM



DELRAY CORPORATE CENTER
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CALL FOR ADDITIONAL LEASING INFO



NOTES:
REV 01/08/08

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