

SMALL BAY WAREHOUSE SPACES

1040 W INDUSTRIAL AVE
BOYNTON BEACH, FL 33426



± 1.44 AC BOYNTON BEACH IOS

1020 W INDUSTRIAL AVE
BOYNTON BEACH, FL 33426



WAREHOUSE FOR LEASE

Warehouse Space: ± 1,565 Sq. Ft. - ± 6,260 Sq. Ft.

Monthly Rent: Starting at \$3,300 per month, plus sales tax

Clear Ceiling Height: 24'

Drive-in Doors: 9 Total (10'x14')

Zoning: M-1

Submarket: Boynton Beach

IOS YARD FOR LEASE

IOS Yard: ± 1.44 Acres

Rent: \$5.00 Sq. Ft. per year



**PROPERTY
WEBSITE**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

INDUSTRIAL OUTDOOR STORAGE IOS

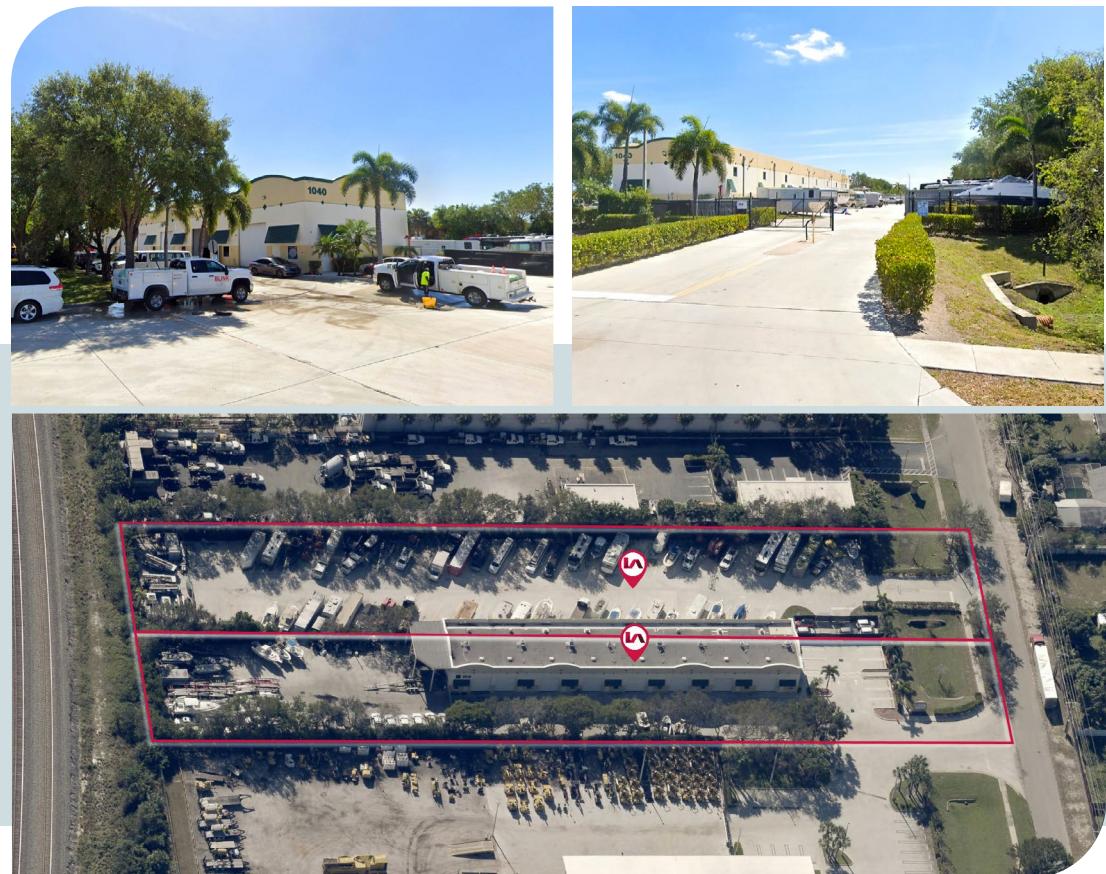
Prime Boynton Beach, Industrial Outdoor Storage (IOS) Yard, \pm 1.44 AC, (\pm 62,634 SF) fully paved, striped, lighted, and secured with immediate access to I-95.

Adjacent building with small bay warehouse spaces available for lease from \pm 1.565k SF to \pm 6.260k SF. Constructed in 2005, each unit has 24' clear ceilings, oversized drive-in doors (10' X 14').

Zoned M-1 and located within a highly functional, secure industrial park ideal for equipment, truck, trailer parking and/or storage.

PROPERTY HIGHLIGHTS

- Industrial Warehouse and IOS Yard
- Combined land area: \pm 2.88 AC with a \pm 12,540 SF Warehouse
- 24' clear ceiling height with 9 oversized drive-in doors (10' x 14')
- Constructed in 2005
- M-1 Zoning across both parcels
- \pm 1,565 Sq. Ft. through \pm 6,260 Sq. Ft. Warehouse
- \pm 1.44 AC Industrial Outdoor Storage Yard
- IOS yard is fully fenced, well-lit, paved, striped, and gated.
- Ideal for equipment, vehicle, truck, and/or trailer parking



AVAILABLE SPACES

Suite	Size	Lease Rate	Details
Warehouse	\pm 1,565 SF	Starting at \$3,300 per Month Year 1	Warehouse space with 24' clear ceilings, Zoned M-1
Warehouse	\pm 6,260 SF	To Be discussed	Warehouse space with 24' clear ceilings, Zoned M-1
IOS Yard	\pm 1.44 AC	\$5.00 SF/yr	Fully lit, paved, striped, gated and fenced for secure outdoor storage, Zoned M-1