

# 9,471 SF FREESTANDING INDUSTRIAL BUILDING

4099 N Dixie Highway | Boca Raton | Florida



## PROPERTY HIGHLIGHTS

±9,471 square feet on the ground floor with a large/permitted second-floor mezzanine spanning a large portion of the building.

Building features clear ceiling heights up to 21-feet in portions of the warehouse and three (3) (12 FT. H x 12 FT. W) grade-level roll up doors for access and loading + one (1) additional grade-level roll up door at half height.

Building is 100% fire-sprinkled including the mezzanine.

Features 3 Phase Power with multiple 200-amp services.

Recent upgrades include hurricane impact windows throughout, a brand-new roof (2022), and newly painted exterior (2022).

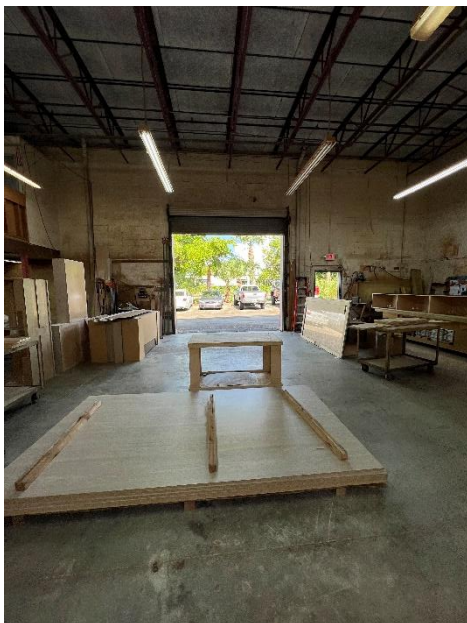
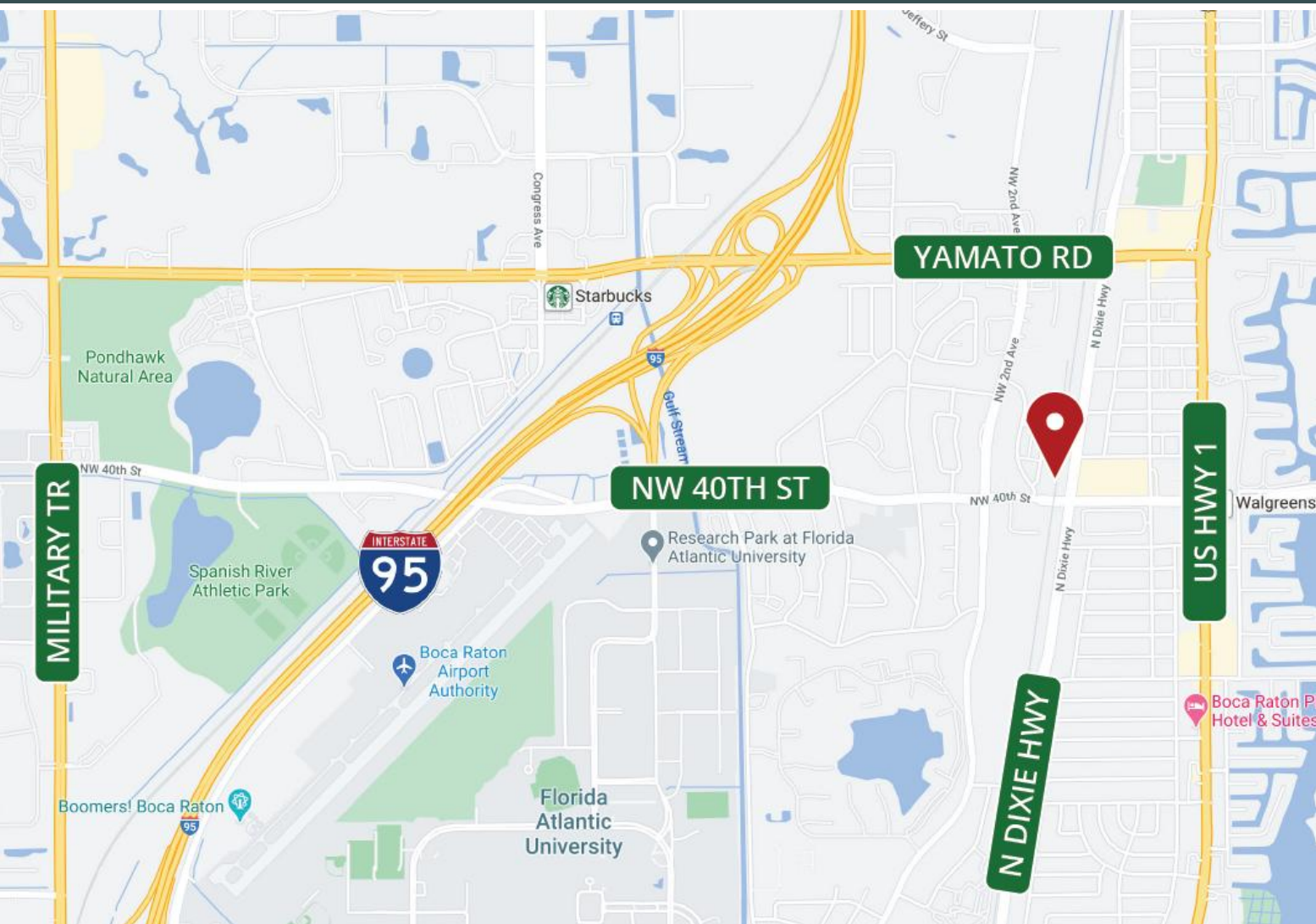
Approximately twenty (20) parking spaces situated on the ±0.59-acre site.

Well located with direct visibility near the signalized intersection of Spanish River and Dixie Highway, with excellent access to **I-95 only 1 mile away.**



# LOCATION INFORMATION

4099 N Dixie Highway • Boca Raton • Florida



Destinations	Distance (Miles)	Travel Time
Interstate 95	±1	3 mins
Mizner Park	±2	6 mins
Royal Palm Yacht & Country Club	±4	10 mins
CityPlace (Downtown WPB)	±24	25 mins
Palm Beach International Airport	±24	25 mins
Ft. Lauderdale International Airport	±28	30 mins

subject to errors, omissions, prior sale or lease, change in price and withdrawal



CUSTOM FIT  
RESPIRATORS  
MUST BE WORN  
AT ALL TIMES

## AVAILABILITY AND PRICING

4099 N DIXIE HIGHWAY | BOCA RATON | FL

- **Entire Building • 9,471 Square Feet**

- Quoted square footage is the ground floor / footprint area only.
- Space is built out with  $\pm 400$  square feet of air-conditioned front office space plus one bathroom, with the balance being open warehouse.
- Potential to subdivide into multiple bays for multiple tenants. The minimum square footage would be  $\pm 4,735$  sf to subdivide.
- **Rates starting from \$23.00 PSF NNN + \$9.47 PSF CAM (\$25,627 per month)**
- **Inquire for details regarding a potential purchase of the property.**

subject to errors, omissions, prior sale or lease, change in price and withdrawal





# PHOTOS

4099 N Dixie Highway • Boca Raton • Florida



subject to errors, omissions, prior sale or lease, change in price and withdrawal

Darryn Dunn, Managing Partner • 561.667.1725 • [Darryn@DunnFL.com](mailto:Darryn@DunnFL.com) • [www.DunnFL.com](http://www.DunnFL.com)





# PHOTOS

4099 N Dixie Highway • Boca Raton • Florida



subject to errors, omissions, prior sale or lease, change in price and withdrawal

Darryn Dunn, Managing Partner • 561.667.1725 • [Darryn@DunnFL.com](mailto:Darryn@DunnFL.com) • [www.DunnFL.com](http://www.DunnFL.com)





# PHOTOS

4099 N Dixie Highway • Boca Raton • Florida



subject to errors, omissions, prior sale or lease, change in price and withdrawal

Darryn Dunn, Managing Partner • 561.667.1725 • [Darryn@DunnFL.com](mailto:Darryn@DunnFL.com) • [www.DunnFL.com](http://www.DunnFL.com)





# PHOTOS

4099 N Dixie Highway • Boca Raton • Florida



subject to errors, omissions, prior sale or lease, change in price and withdrawal

Darryn Dunn, Managing Partner • 561.667.1725 • [Darryn@DunnFL.com](mailto:Darryn@DunnFL.com) • [www.DunnFL.com](http://www.DunnFL.com)