

INDUSTRIAL STORAGE SPACE FOR LEASE

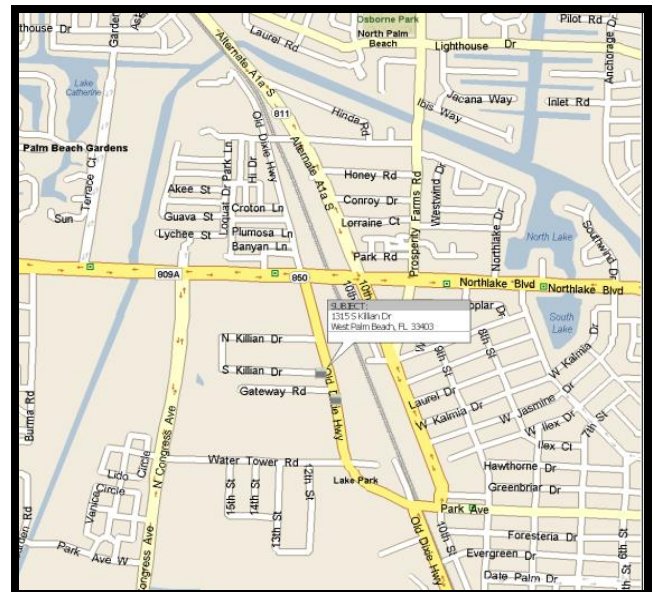


1315 SOUTH KILLIAN DRIVE, LAKE PARK, FLORIDA 33403

PROPERTY HIGHLIGHTS:

- **8,500 sf industrial storage warehouse for lease.**
- **Various sizes available from 100 – 775 SF. See attached availability list.**
- **The units facing east have (2) 10' x 10' overhead doors and a bathroom inside each unit.**
- **The units facing north, south and west have one 10' x 10' overhead door and no bathroom.**
- **CBS construction with concrete roof system.**
- **Exceptionally well-maintained property.**
- **Zoned (C-4) Business District, Lake Park**
- **Lease Rate: See pricing and availability list attached hereto.**

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Property Information Sheet

Property: 8,500 sf multi-tenant storage building. The east facing 775 SF units (Units 1 - 6) have (2) two, 10' x 10' overhead doors per unit, one private bathroom and are ideal for personal or car storage. The remaining units, facing north, south and west, have one (1) 10' x 10' overhead door per unit and no onsite bathroom. Units do not have entry doors. Overhead door access only.

Electric: Units 1-6 are separately metered for electric and have automatic garage door openers. Since individually metered, Tenant pays its own electric and can add air-conditioning if required by tenant. All other units are on a single house meter and include electric. Please note that air-conditioning cannot be added to these units due to low amperage in each unit.

Location: Just east of Interstate 95 at Northlake Boulevard. South Killian Drive is two blocks south of Northlake Boulevard just off Old Dixie Highway.

Zoning: (C-4) Business District - Lake Park. Allows personal storage.

***Availability and**

Pricing:

Unit 12:	200 RSF (10 x 20) @ \$20.00 psf gross or \$333.33 per month
Unit 22:	200 RSF (10 x 20) @ \$20.00 psf gross or \$333.33 per month

*All rents are plus State of Florida Sales Tax (currently 3%). Electric included for all small bays. See electric section above.

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Typical 775 SF unit on east side with 2 side by side overhead doors



Typical 150 SF or 200 SF unit on the west side with one overhead door



