

**FOR SALE • ±4,000 SF • ±.41 ACRE LOT**

**2600 NW 1ST AVE, BOCA RATON, FL 33431**  
**FREE STANDING INDUSTRIAL PLUS YARD**

**LRM**  
**COMMERCIAL  
REAL  
ESTATE  
ADVISORS**



## PROPERTY FEATURES:

- **Rare Opportunity** - East Boca Free Standing Building with Secure Outdoor Storage Lot
- Flexible M-2 Industrial Zoning
- Ideal Investment for Owner/User
- Recently Renovated Office
- Hurricane Impact Windows
- ±12' Ceiling Height
- New Roof - 2021
- Easily Divisible - 2 Separate Front Entrances and Warehouses
- Office Area: ±2,000 sq. ft.
  - 3 Private Offices, Open Work Area, 3 Restrooms, Kitchenette
- Warehouse Area: ±2,000 sq. ft.
  - 3 Grade Level Doors
- Outdoor Storage Lot: ±10,070 sq. ft.
- **Sale Price: \$2,149,000**

## CONTACT



**CHAD GOTTSEGEN**  
Managing Director/Broker  
**561-400-7750**  
chad@lrmcrea.com



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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