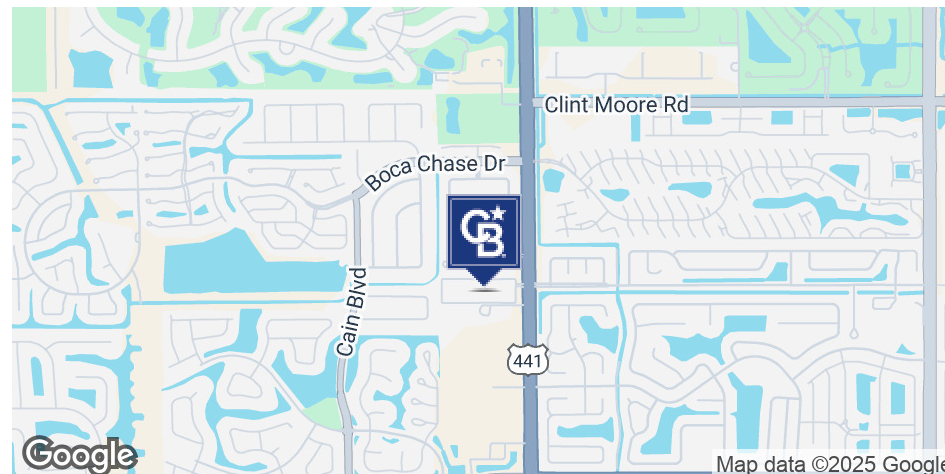


LEASE

BOCA COMMERCE PARK

10026 Spanish Isles Blvd, Bay B19 Boca Raton, FL 33496



OFFERING SUMMARY

Lease Rate:	\$30.74 - 33.68 SF/yr (Gross)
Building Size:	17,950 SF
Available SF:	650 - 1,300 SF
Lot Size:	1.099 Acres
Number of Units:	2
Price / SF:	\$0.00
Year Built:	1986
Renovated:	2022
Zoning:	IL—LIGHT INDUSTRIAL

PROPERTY OVERVIEW

Coldwell Banker Commercial Realty is pleased to present PSB Boca Commerce Park, a premier commercial opportunity located at 10026 Spanish Isles Blvd, Suite B19, Boca Raton, FL 33498. This impressive property sits on a substantial lot of approximately 467,389 SF, featuring a gross leasable area of 47,886 SF, offering exceptional flexibility for a wide range of business uses.

With a 14-foot ceiling height, the space provides both functionality and versatility to accommodate various operational needs. Suite B19 is currently available, presenting an excellent opportunity for businesses seeking a well-positioned commercial location. The sublandlord is open to leasing both available bays, totaling 1,300 SF. Bay 18 will become available on January 15, 2025, at which time access will also be granted.

Whether your business requires warehouse space, storage, or a blended operational setup, each bay offers individual identification and a private commercial address to support your business's logistical needs.

Elvis A Amor, PA MSIRE
(754) 248-8979

Ricardo Carrera
(954) 434-0501



COLDWELL BANKER
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PROPERTY DESCRIPTION

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A 10-foot clear grade-level loading door enhances convenience, ensuring efficient loading and unloading for seamless logistical operations. From receiving inventory to shipping finished goods, this feature helps streamline workflows and improve overall efficiency.

PSB Boca Commerce Park exemplifies the ideal commercial environment combining practicality, accessibility, and a prime Boca Raton location to support strong business performance. This offering is well-suited for companies looking to establish or expand their presence in one of South Florida's most vibrant commercial markets.

The property enjoys excellent proximity to major transportation corridors, including S US Highway 441 and the Florida Turnpike, with an average daily traffic count of 37,189 vehicles. The surrounding area is anchored by prominent national retailers such as

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