

2,400 SF OFFICE / WAREHOUSE FOR LEASE

440 TALL PINES ROAD UNIT F WEST PALM BEACH, FL 33413



LEASING INFORMATION

Zoning:	Light Industrial
Property Type:	Office/Warehouse
Space Available	2,400 SF
Min Divisible:	2,400 SF
Base Rental Rate PSF:	\$20.00
Operating Expenses PSF:	\$6.34
Total Monthly Rent:	\$5,268.00
Lease Type:	Triple Net

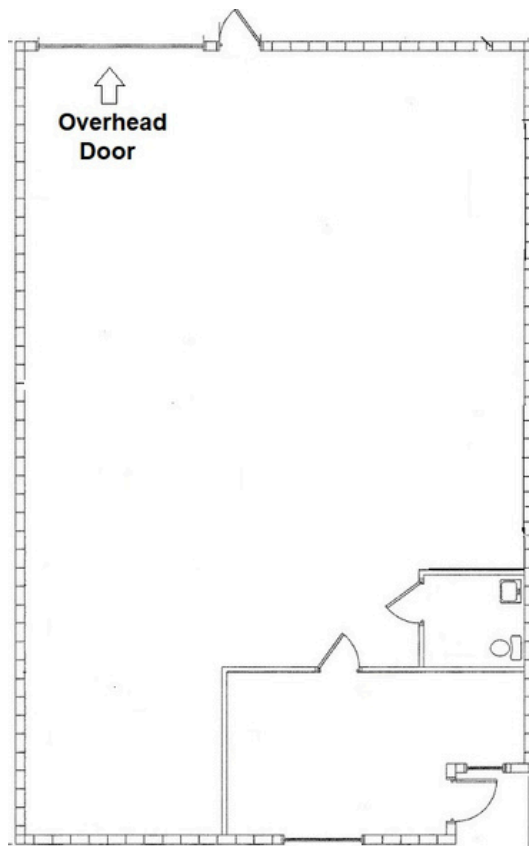
THE PROPERTY

This 2,400 SF industrial warehouse includes a 250 SF air-conditioned office with a professional glass storefront entry. The 2,150 SF warehouse features an open storage / work area with 17.5' clear ceilings, a 12'x12' grade-level overhead door, and access to a community loading ramp for easy deliveries. Building consists of durable CBS construction with a Twin-T roof.

Ideally located in the heart of Palm Beach County, this property offers excellent functionality and convenience for a wide range of industrial or service businesses.

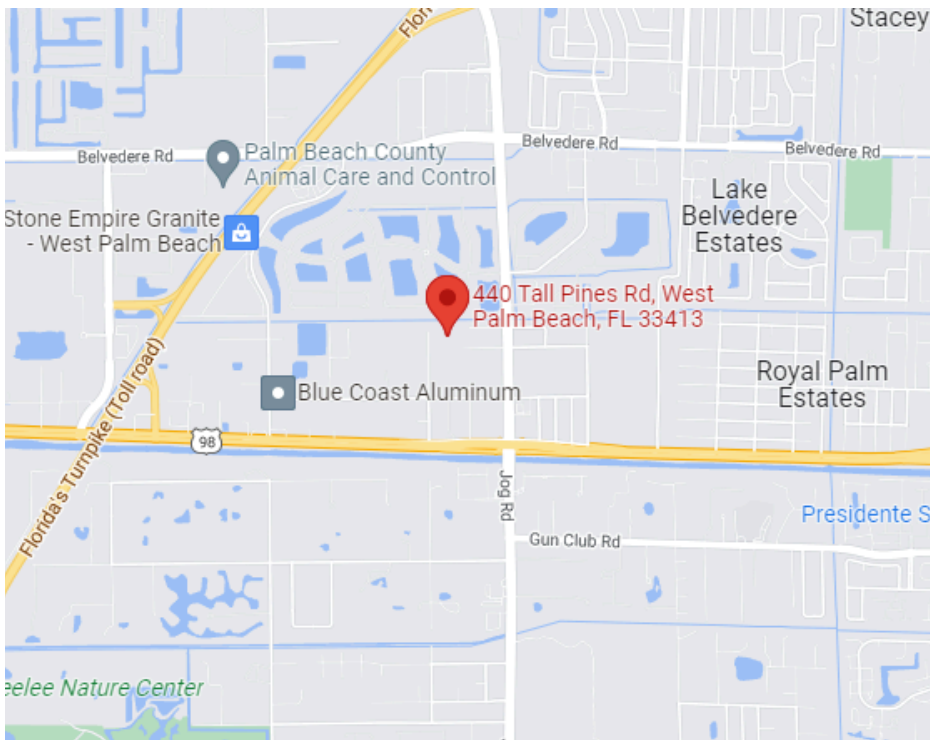


Floor Plan



CORNERSTONE

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