



FOR LEASE

7093 SOUTHERN BOULEVARD
WEST PALM BEACH, FL 33413

INDUSTRIAL OUTDOOR STORAGE

STL
COMMERCIAL

OVERVIEW

STL Commercial is pleased to present the opportunity to lease a ±1.21 acre industrial outdoor storage property located at 7093 Southern Blvd in West Palm Beach FL.

7093 Southern Blvd is a prime ±1.21-acre industrial outdoor storage (IOS) site offered for lease. The property features a fully crushed asphalt surface, fencing, and is configured for immediate yard, fleet, contractor or laydown use.

Ideally positioned along Southern Boulevard, one of Palm Beach County's most heavily traveled commercial corridors, offering high visibility, prominent frontage for equipment, fleet, and signage, and convenient ingress and egress for seamless access.

The property provides exceptional regional connectivity with easy access to I-95, FL Turnpike, Downtown West Palm Beach, Port of Palm Beach, Palm Beach International Airport, Martin County, Broward County and Miami Dade.

SITE SUMMARY

ADDRESS: 7093 Southern Blvd

CITY: West Palm Beach

ASKING RENT / MONTH: \$19,000 + NNN

ASKING RENT PSF: \$4.34 PSF + NNN

LAND SF: 52,512 SF

LAND ACRES: 1.21 AC

ZONING: IL - Industrial

PROPERTY TYPE: Industrial Outdoor Storage "IOS"

HIGHLIGHTS

- EASY ACCESS TO I-95 AND THE FL TURNPIKE
- 1.21 ACRES
- ZONED IL - LIGHT INDUSTRIAL
- FRONTAGE ON SOUTHERN BLVD



7093 SOUTHERN BLVD - WEST PALM BEACH, FL 33413

MAX LORIA | MANAGING BROKER | 561.901.1402

DAVID RICHMAN | VP INVESTMENT SALES | 847.772.7159

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

AERIAL PHOTOS



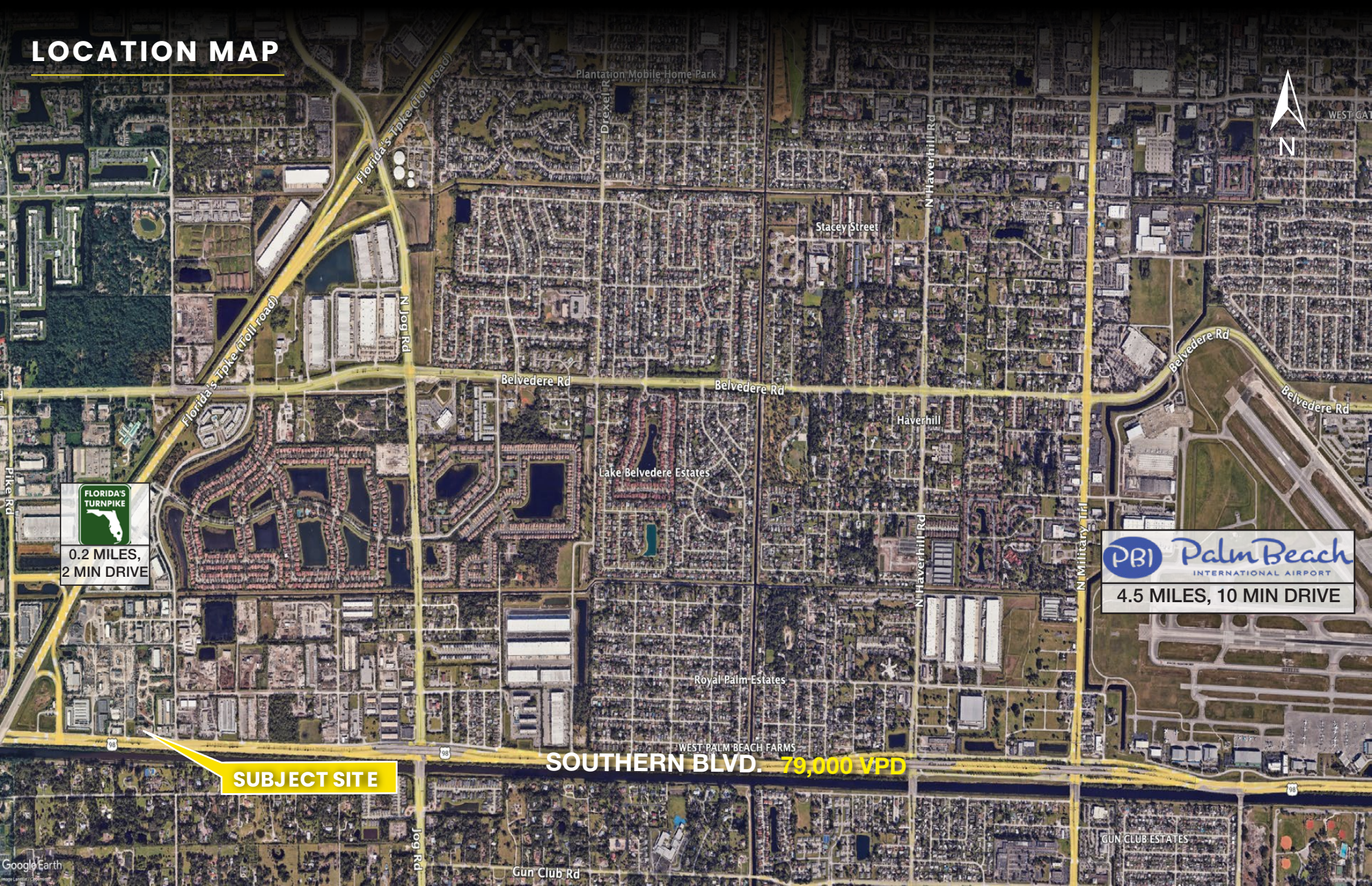
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LOCATION MAP



FLORIDA'S TURNPIKE
0.2 MILES,
2 MIN DRIVE

SUBJECT SITE

SOUTHERN BLVD. 79,000 VPD

PBI Palm Beach
INTERNATIONAL AIRPORT
4.5 MILES, 10 MIN DRIVE

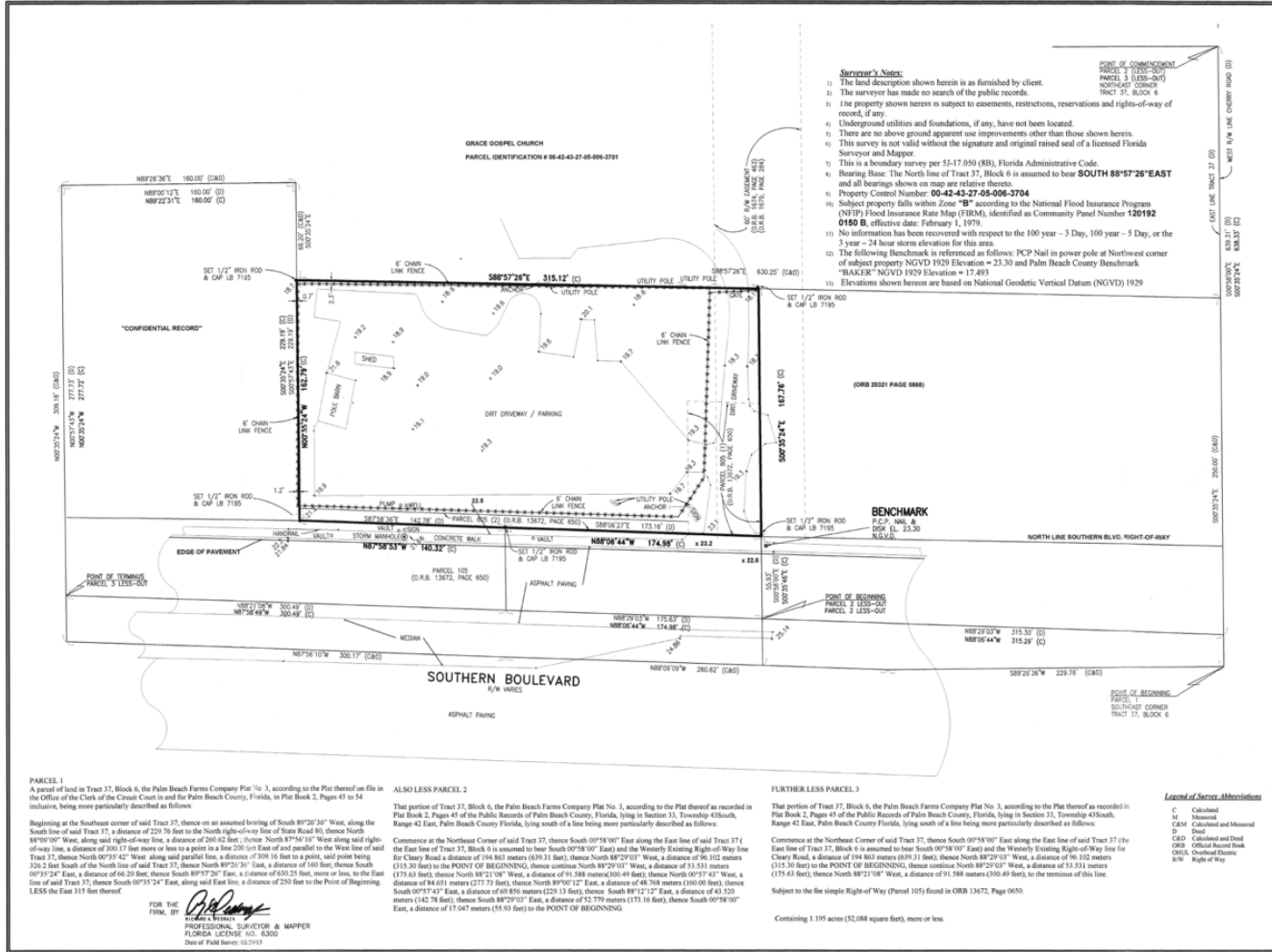
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SITE SURVEY



- Surveyor's Notes:**
- The land description shown herein is as furnished by client.
 - The surveyor has made no search of the public records.
 - The property shown herein is subject to easements, restrictions, reservations and rights-of-way of record, if any.
 - Underground utilities and foundations, if any, have not been located.
 - There are no above ground apparent use improvements other than those shown herein.
 - This survey is not valid without the signature and original raised seal of a licensed Florida Surveyor and Mapper.
 - This is a boundary survey per 53-17.050 (8B), Florida Administrative Code.
 - Bearing Base: The North line of Tract 37, Block 6 is assumed to bear **SOUTH 88°57'26" EAST** and all bearings shown on map are relative thereto.
 - Property Control Number: **00-42-43-27-05-006-3704**
 - Subject property falls within Zone "B" according to the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM), identified as Community Panel Number **120192 0150 B**, effective date: February 1, 1979.
 - No information has been recovered with respect to the 100 year - 3 Day, 100 year - 5 Day, or the 3 year - 24 hour storm elevation for this area.
 - The following Benchmark is referenced as follows: PCP Nail in power pole at Northwest corner of subject property NGVD 1929 Elevation = 23.30 and Palm Beach County Benchmark "BAKER" NGVD 1929 Elevation = 17.493
 - Elevations shown herein are based on National Geodetic Vertical Datum (NGVD) 1929

PRISM SURVEYING, INC.
Surveyors - Mappers - Consultants
17721 62nd Road N, Loxahatchee, FL 33470
561-204-1055 - Fax 561-793-3574

BOUNDARY SURVEY

Scale: 1" = 200.00'

Surveyor's Map & Report

7093 SOUTHERN BOULEVARD
WEST PALM BEACH, FL.

PREPARED FOR

7093 L.L.C.

PROJECT NO.
15-014

DRAWN BY

D.M.

APPROVED BY

ROD PEDRAZA, PSM 043815

NO	DATE	REVISION

SHEET TITLE

BOUNDARY SURVEY

SHEET NUMBER

1 OF 1

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