

+/- 6,525 SF | FOR SALE



BOYNTON INDUSTRIAL

CBRE

617 W INDUSTRIAL AVE, BOYNTON BEACH, FL 33426

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Affiliated Business Disclosure

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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BOYNTON INDUSTRIAL

1 EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

CBRE, Inc., as exclusive agent for the Owner, is pleased to offer for sale Boynton Industrial (the “Property” or “Building”) in Boynton Beach, Florida.

This recently renovated small bay industrial asset totals 6,525 rentable square feet on a 0.38 acre site and is currently 100% leased. Situated in one of the nation’s most affluent and desirable submarkets, the Property benefits from strong local demand and has an excellent market position.

Although occupancy is stabilized, the Offering provides clear upside: current in-place rents are approximately 20% below prevailing submarket levels, and our underwritten market rents remain meaningfully below the competitive set. This creates an opportunity for new ownership to raise rents while maintaining the Property’s value alternative appeal.

Built in 1972 and renovated in 2023, Boynton Industrial is located at 617 W Industrial Ave, with quick access to Boynton Beach Blvd and immediate access to I-95.

INVESTMENT HIGHLIGHTS



CONVENIENT ACCESS

Prime location with easy connections to Boynton Beach Blvd and Interstate 95.



REVENUE GROWTH POTENTIAL

Excellent opportunity to raise rents to match market rates with current rates less than 20% of market.



STRONG CASH FLOW

Reliable income generated from a diverse range of industrial tenants.



BOYNTON INDUSTRIAL

2 PROPERTY OVERVIEW

PROPERTY OVERVIEW

Boynton Industrial is positioned just west of Interstate 95, nestled between Boynton Beach Blvd to the south and Gateway Blvd to the north, in a dynamic area of the Boynton Beach sub-market, surrounded by an array of industrial users.

This prime location offers immediate access to the Interstate 95, making it highly convenient for residents and businesses alike. The property is located within a busy industrial corridor.





AERIAL VIEW







BOYNTON INDUSTRIAL

3 FINANCIAL OVERVIEW

RENT ROLL

Suite	Area	Lease Start Date	Lease End Date	Actual Rent	Actual Rent per Sqft	Tenant Deposit
STO-C1	160.00	11/06/2024	11/30/2025	300.00	1.88	309.00
STO-C2	160.00	06/01/2024	05/31/2026	300.00	1.88	300.00
617-WH1	2,464.00	06/01/2023	04/29/2027	5,304.00	2.15	2,400.00
617-WH2	512.00	01/14/2025	02/28/2026	1,200.00	2.34	1,200.00
617-WH3	512.00	01/10/2025	01/31/2026	1,200.00	2.34	1,200.00
617-WH4	512.00	09/01/2023	10/31/2025	1,260.00	2.46	1,200.00
617-WH5	512.00	03/01/2025	02/28/2027	1,250.00	2.44	1,200.00
617-WTR	0.00	11/01/2023		125.00	0.00	0.00
680-OFC2	600.00	07/08/2024	06/30/2026	1,654.00	2.76	1,025.00
680-OFC4	1,093.00	04/01/2023	06/30/2029	2,467.50	2.26	3,729.56
Total	6,525.00			15,060.50	2.31	12,563.56



PROPERTY DETAILS

PROPERTY ADDRESS	617 W INDUSTRIAL AVE, BOYNTON, FLORIDA 33426
OFFERING PRICE	\$2,400,000
RENTABLE SQUARE FEET	6,525 SF
YEAR BUILT/RENOVATED	1972/2023
OCCUPANCY	100%

DIRECT CAPITALIZED VALUE

	IN-PLACE
RENTAL INCOME	\$180,726
EXPENSE REIMBURSEMENTS	\$12,293
EFFECTIVE GROSS INCOME	\$193,019
REAL ESTATE TAXES	\$21,000
INSURANCE	\$5,760
REPAIRS & MAINTENANCE	\$6,000
UTILITIES	\$3,000
MANAGEMENT FEE	\$7,721
TOTAL EXPENSES	\$43,481
NET OPERATING INCOME	\$149,538
CAPITALIZATION RATE	6.23%
CAPITALIZED VALUE	\$2,400,000



OFFERING PRICE

\$2,400,000



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