

OFFICE/WAREHOUSE SPACE FOR LEASE

1313 SOUTH KILLIAN DRIVE, LAKE PARK, FLORIDA 33403

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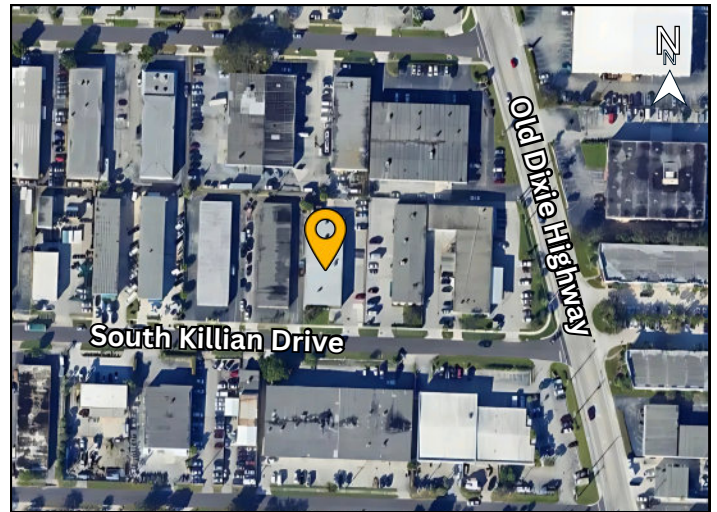
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FOR LEASE



Property Highlights

- 8,700 SF freestanding office/warehouse.
- Current vacancy: 6,000 SF with 35% to 70% office.
- CBS construction with concrete and built-up roof system.
- Exceptionally well-maintained property.
- Zoned (C-4) Business District, Lake Park.
- Lease Rate: \$25.00 PSF modified gross.



\$25.00 PSF Modified Gross



8,700 SF



Industrial Space

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Reichel Realty & Investments, Inc.
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Any information given herewith is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, or omissions. Owner may withdraw from market, prior to sale or change price without notice.

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PROPERTY INFORMATION SUMMARY

| | |
|-------------------------|--|
| Property: | 8,700 SF industrial building situated on 0.48 acres. The building is (CBS) concrete block and stucco with a double tee concrete and built-up roof system. The clear height in the warehouse is 16'. There are (2) 10' x 10' overhead doors. One overhead door was removed and a storefront was installed. The entire building is 100% air-conditioned. |
| Location: | Just off Interstate 95 at the Northlake Boulevard exit. South Killian Drive is just off Old Dixie Highway which is a signalized intersection east of Interstate 95. |
| Zoning: | (C-4) Business District, Lake Park. Allows a variety of industrial, office and retail type uses. |
| Available Space: | 6,000 SF available for lease with \pm 70% office space. Much of this office space can be demolished leaving approximately \pm 35% of the office area remaining. The available unit consists of the south endcap of the building with frontage and signage on South Killian Drive. This unit measures 60' wide by 100' deep. There is one (1) 10' x 10' overhead door. A glass storefront can be removed creating one additional 10' x 10' door. Currently, the office area consists of 8 private offices, 3 large open rooms, 4 bathrooms and a kitchenette. There are approximately 14 parking spaces for the new tenant. |
| Lease Rate: | \$25.00 psf modified gross or \$12,500.00 per month plus Florida Sales Tax, electric and utilities. |

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PHOTOS



OVERHEAD VIEW



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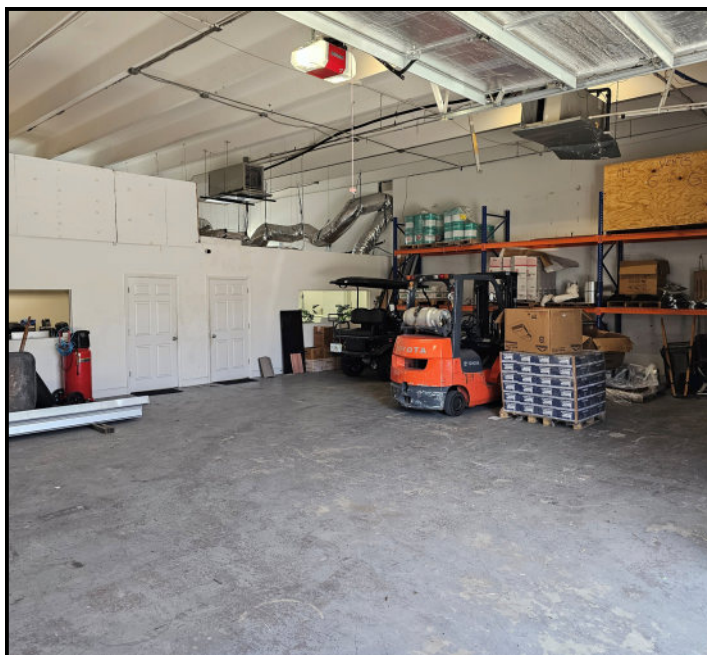
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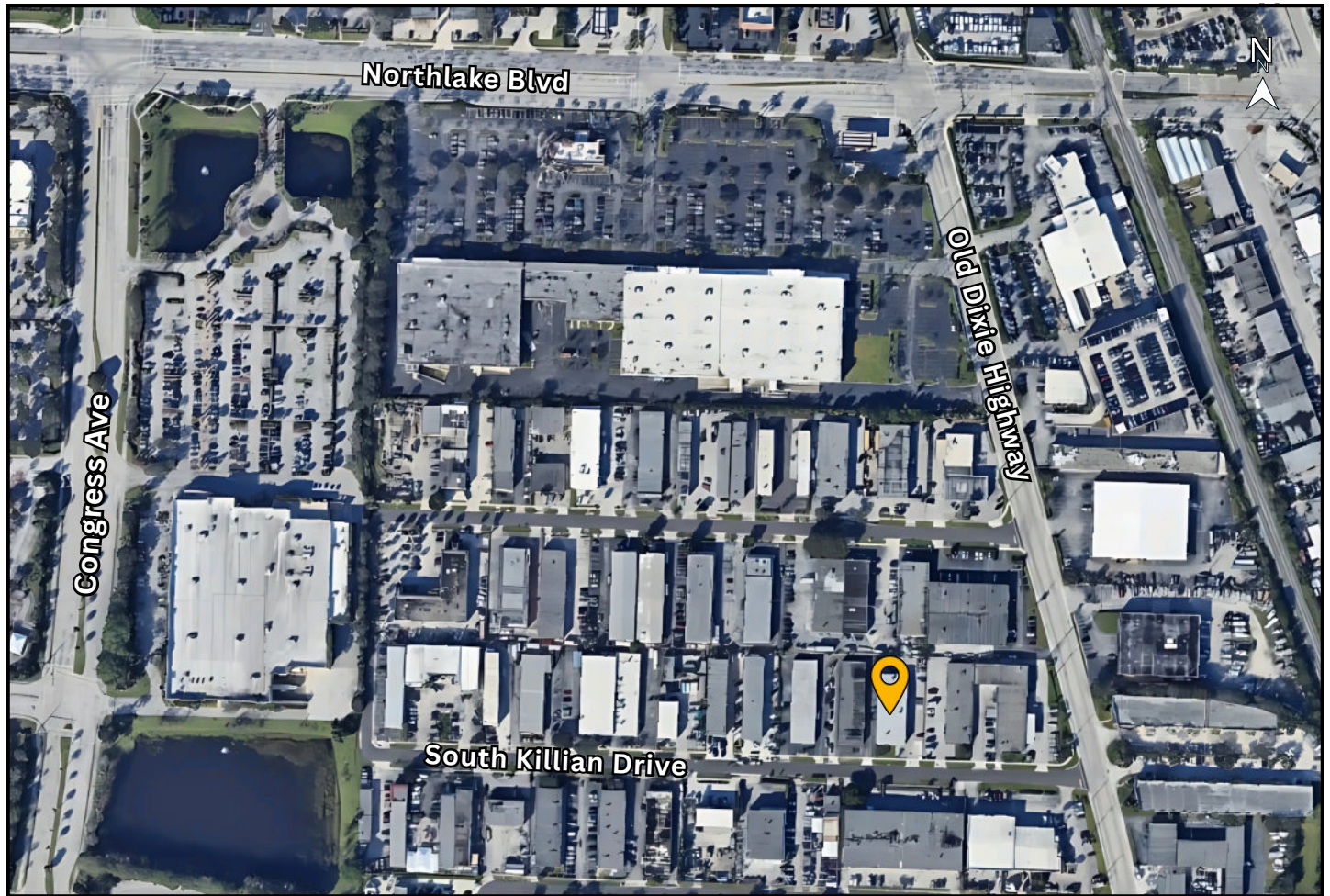
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MAP

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