

# POLO COMMERCE CENTER

1000 CLINT MOORE RD, BOCA RATON, FL 33487

## PROPERTY SUMMARY

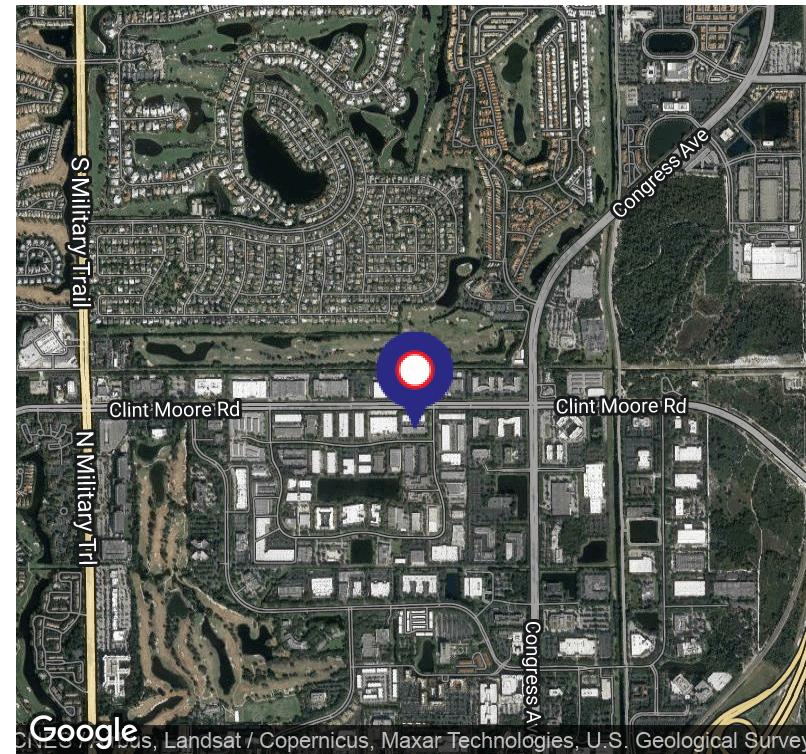


## PROPERTY DESCRIPTION

The Polo Commerce Center is comprised of two multi-tenant industrial office/warehouse buildings measuring approximately 64,710 square feet. The property was built in 1988 and is situated on 4 acres of M-3 zoned land on the southwest corner of Clint Moore Road and East Rogers Circle along the north side of Holland Drive. The property has frontage on Clint Moore Road and is located in the upscale city of Boca Raton in southern Palm Beach County close to the I-95 highway near the interchange with Congress Avenue and Yamato Road. The Florida Turnpike is accessible from Atlantic Boulevard to the north and Glades Road to the south. The buildings are surrounded by luxury residential communities and the unit sizes range from about 2,400 square feet up to 5,300 square feet. The construction is pre-stressed concrete with fully equipped fire sprinklers, 3 phase electric, LED lighting, 20' clear ceiling height in the warehouses, and 100% air-conditioned spaces. All of the units have grade level doors for loading and the entrances have glass storefront appearance. The layouts range from 20% up to 80% office/showroom area and the parking ratio is 2.37 spaces per 1,000 square feet.

## PROPERTY HIGHLIGHTS

- Unit sizes from 2,431 to 5,330 SF
- Constructed of pre-stressed concrete with a flat roof
- Fire sprinklers and 3 phase power
- 100% air conditioned spaces with LED lighting
- 20' clear ceiling height in warehouse
- 10' x 12' grade level overhead doors



## JUDY MONTELLA

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## ADDITIONAL PHOTOS



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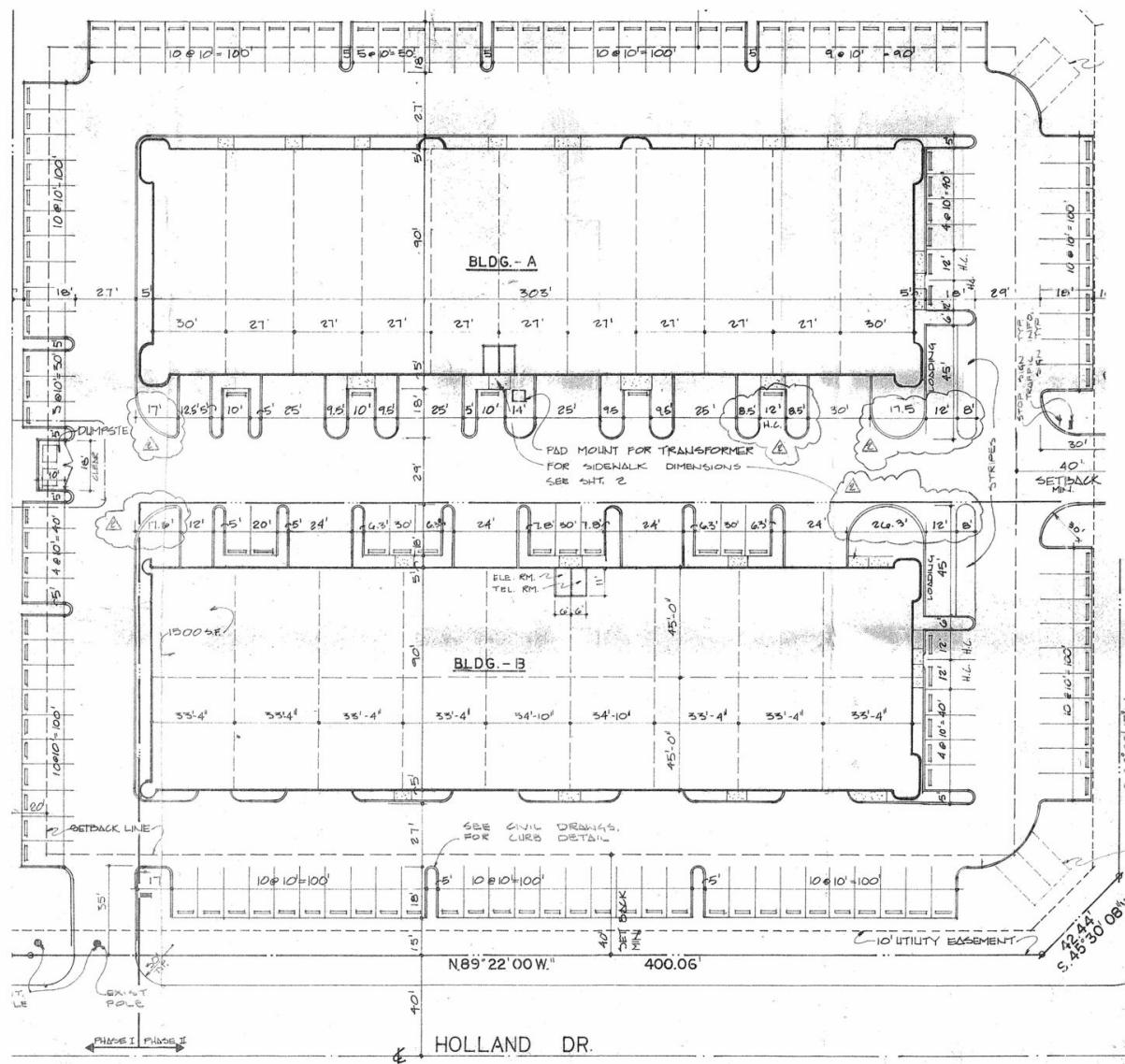


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## CUSTOM PAGE

CLINTMORE RD.



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