

30,750 SF INDUSTRIAL COMPLEX FOR SALE  
1233 OLD DIXIE HIGHWAY, LAKE PARK, FL 33403

**REICHEL**

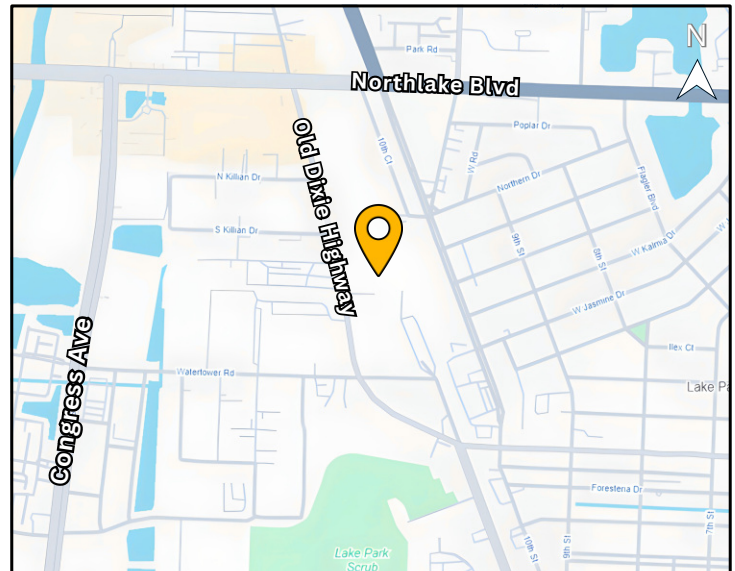
SINCE 1987

## FOR SALE - 1233 OLD DIXIE HIGHWAY



### Property Highlights:

- 3 building, office/warehouse complex for sale totaling 30,750 ± SF on 1.8774 acres.
- Bay sizes range from 300-1,200± SF.
- CBS construction with concrete roof system.
- Exceptionally well-maintained property.
- Zoned (C-4) Business District, Lake Park
- Amazing location in Northern Palm Beach County.
- Sale Price: \$5,995,000.00 (\$195.00 psf) **Just reduced to \$5,250,000 (\$170.00 psf)**



**REICHEL**  
SINCE 1987

Reichel Realty & Investments, Inc.  
8845 N. Military Trail  
Suite 100  
Palm Beach Gardens, FL 33410  
(561) 478-4440 main  
www.reichelrealty.com

For more information, please contact:



**Kerry Jackson, SIOR**  
Vice President  
(561) 478-4440 phone  
(561) 512-7512 cell  
kjackson@reichelrealty.com

***Driven by Integrity. Defined by Results.***

# 30,750 SF INDUSTRIAL COMPLEX FOR SALE

## 1233 OLD DIXIE HIGHWAY, LAKE PARK, FL 33403

**REICHEL**

SINCE 1987

### PROPERTY INFORMATION SUMMARY

<b>Property:</b>	±30,750 rentable sf, 3-building, small-bay industrial complex for sale. The west building fronts Old Dixie Highway and those units are rear loaded with storefront entrances. The middle and east buildings are front loaded and are rented to a variety of small businesses, storage tenants, hobbyists, car collectors, etc. All units have at least one (1) 10' x 10' overhead door and share common area bathrooms which are located in each building. The buildings were constructed in 1974 and consist of (CBS) concrete, block and stucco with a concrete and built-up roof system.
<b>Electric:</b>	Each building has one house electrical meter. Electric is currently included in rent.
<b>Location:</b>	Located in the very active and popular "Northlake Business Park" just east of Interstate 95 at the Northlake Boulevard exit in northern Palm Beach County. Old Dixie Highway is a signalized intersection 1.15 miles east of Interstate 95.
<b>Zoning:</b>	(C-4) Business District, Lake Park. This zoning allows a variety of uses including; but not limited to: office/warehouse uses, certain retail uses, personal and automobile storage, hobby shops and independent car dealerships (with parking inside the unit).
<b>Current Occupancy:</b>	91%
<b>Annual Gross Income:</b>	\$490,100.00
<b>Operating Expenses:</b>	\$190,506.00
<b>Net Operating Income:</b>	\$303,616.89
<b>Sale Price:</b>	\$5,250,000.00 (5.7% capitalization rate)

**REICHEL**  
SINCE 1987

Reichel Realty & Investments, Inc.  
8845 N. Military Trail  
Suite 100  
Palm Beach Gardens, FL 33410  
(561) 478-4440 main  
www.reichelrealty.com

For more information, please contact:



**Kerry Jackson, SIOR**  
Vice President  
(561) 478-4440 phone  
(561) 512-7512 cell  
kjackson@reichelrealty.com

# 30,750 SF INDUSTRIAL COMPLEX FOR SALE

## 1233 OLD DIXIE HIGHWAY, LAKE PARK, FL 33403

**REICHEL**

SINCE 1987

### 1233 Old Dixie Highway - Gross Income

Gross Income **\$490,100.00**

### 1233 Old Dixie Highway - 2025 Operating Expenses

2025 Real Estate Taxes: **\$94,576.00**

Building Insurance: **\$50,655.00**

Landscape Maintenance: **\$1,200.00**

General Repairs & Maintenance: **\$1,800.00**

Janitorial **\$2,400.00**

Electricity (included in rents): **\$21,372.00**

Water & Sewer: **\$4,575.00**

Trash Collection: **\$13,928.00**

Total Operating Expenses: **\$190,506.00**

Net Operating Income: **\$299,594.00**

Asking Price: **\$5,250,000.00**

Capitalization Rate: **5.7%**

The rentable square footage of the building is 30,750 SF. The usable square footage of the building is 26,937 SF. Tremendous upside to increase rent by measuring the building per (BOMA) Building Owner Management Association standards and charging based on the rentable square footage which would include all common area bathrooms and electric rooms.

**REICHEL**

SINCE 1987

Reichel Realty & Investments, Inc.  
8845 N. Military Trail  
Suite 100  
Palm Beach Gardens, FL 33410  
(561) 478-4440 main  
www.reichelrealty.com

For more information, please contact:



**Kerry Jackson, SIOR**  
Vice President  
(561) 478-4440 phone  
(561) 512-7512 cell  
kjackson@reichelrealty.com

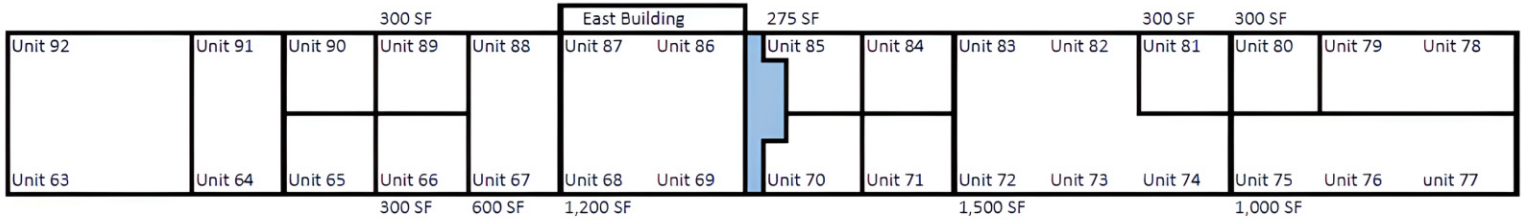
# 30,750 SF INDUSTRIAL COMPLEX FOR SALE

## 1233 OLD DIXIE HIGHWAY, LAKE PARK, FL 33403

**REICHEL**

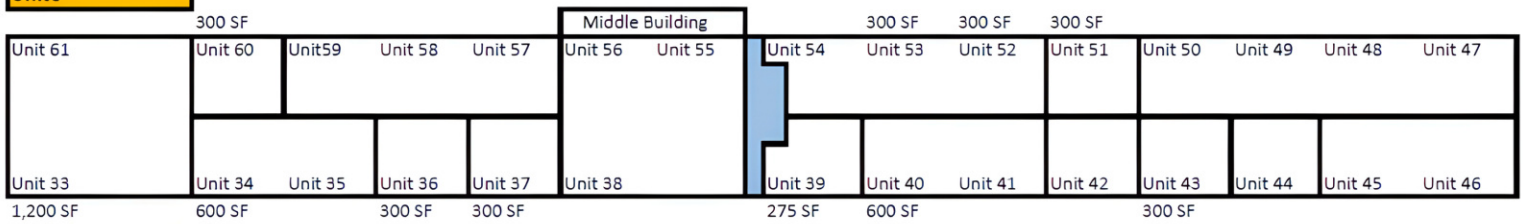
SINCE 1987

# FLOOR PLAN

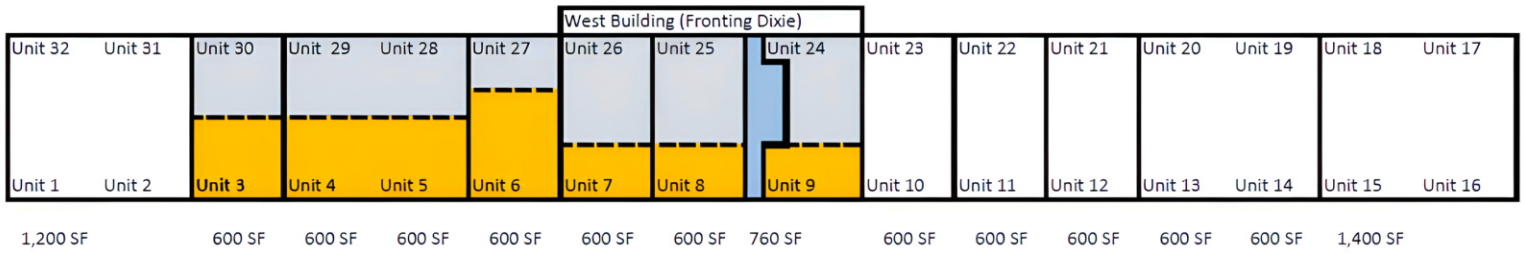


Color Key:

Warehouse
Bathroom/Hallway
Office



< North



Not all demising walls shown

**REICHEL**

SINCE 1987

Reichel Realty & Investments, Inc.  
 8845 N. Military Trail  
 Suite 100  
 Palm Beach Gardens, FL 33410  
 (561) 478-4440 main  
 www.reichelrealty.com

For more information, please contact:



**Kerry Jackson, SIOR**  
 Vice President  
 (561) 478-4440 phone  
 (561) 512-7512 cell  
 kjackson@reichelrealty.com

# 30,750 SF INDUSTRIAL COMPLEX FOR SALE

1233 OLD DIXIE HIGHWAY, LAKE PARK, FL 33403

**REICHEL**

SINCE 1987

## PHOTOS

### WEST BUILDING



### MIDDLE BUILDING



**REICHEL**  
SINCE 1987

Reichel Realty & Investments, Inc.  
8845 N. Military Trail  
Suite 100  
Palm Beach Gardens, FL 33410  
(561) 478-4440 main  
www.reichelrealty.com

For more information, please contact:



**Kerry Jackson, SIOR**  
Vice President  
(561) 478-4440 phone  
(561) 512-7512 cell  
kjackson@reichelrealty.com

# 30,750 SF INDUSTRIAL COMPLEX FOR SALE

1233 OLD DIXIE HIGHWAY, LAKE PARK, FL 33403

**REICHEL**

SINCE 1987

## PHOTOS

**EAST BUILDING**



**OVERHEAD VIEW**



**REICHEL**

SINCE 1987

Reichel Realty & Investments, Inc.  
8845 N. Military Trail  
Suite 100  
Palm Beach Gardens, FL 33410  
(561) 478-4440 main  
www.reichelrealty.com

For more information, please contact:



**Kerry Jackson, SIOR**

Vice President

(561) 478-4440 phone

(561) 512-7512 cell

kjackson@reichelrealty.com

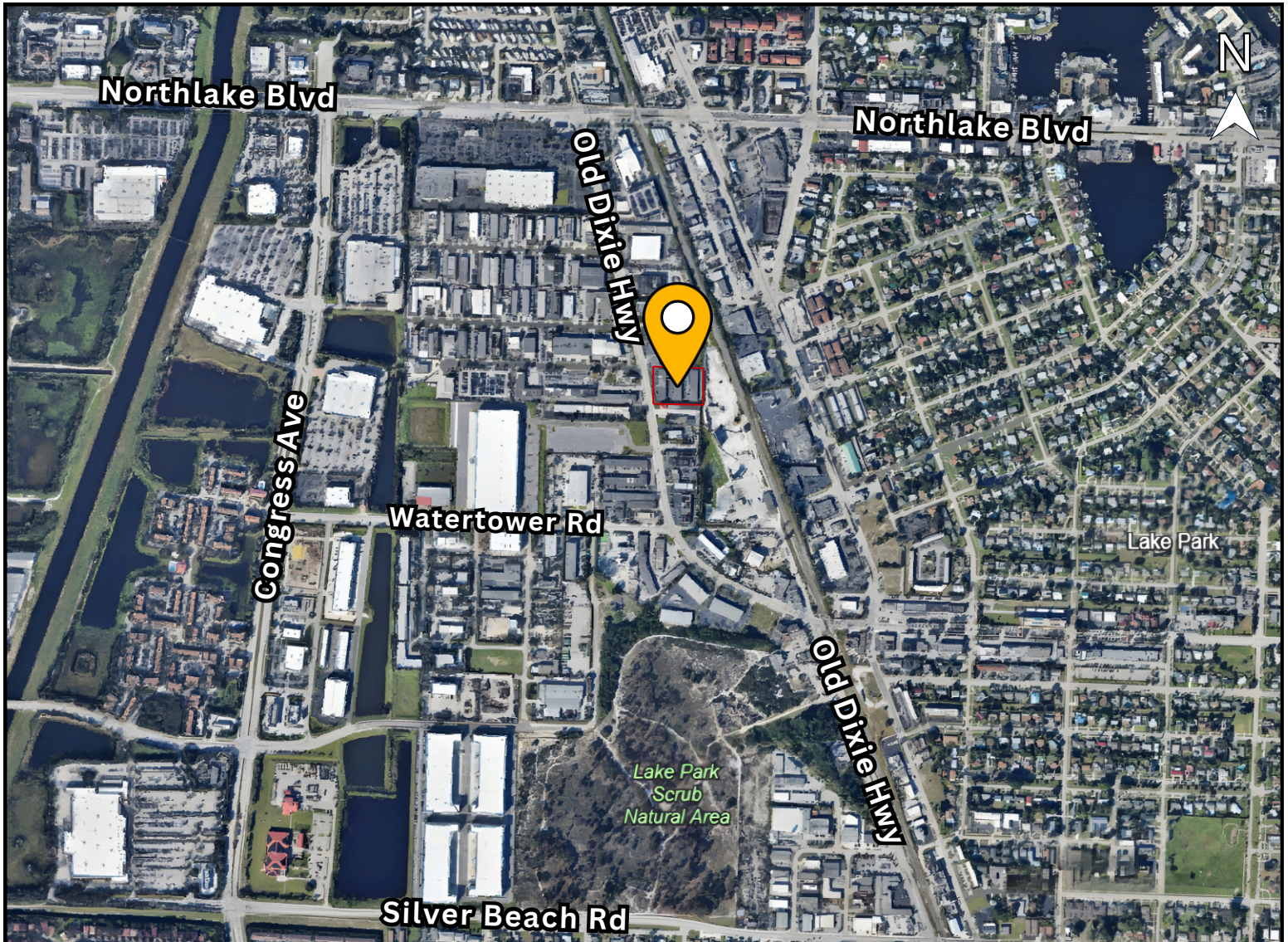
# 30,750 SF INDUSTRIAL COMPLEX FOR SALE

## 1233 OLD DIXIE HIGHWAY, LAKE PARK, FL 33403

**REICHEL**

SINCE 1987

## MAP



**REICHEL**

SINCE 1987

Reichel Realty & Investments, Inc.  
8845 N. Military Trail  
Suite 100  
Palm Beach Gardens, FL 33410  
(561) 478-4440 main  
[www.reichelrealty.com](http://www.reichelrealty.com)

For more information, please contact:



**Kerry Jackson, SIOR**

Vice President

(561) 478-4440 phone

(561) 512-7512 cell

[kjackson@reichelrealty.com](mailto:kjackson@reichelrealty.com)

### **Experience the Reichel Advantage in Value-Added Services:**

- Management
- Commercial Real Estate
- Construction
- Tax Appeal
- Sales & Marketing
- Leasing
- Government Relations
- Work Outs

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.