



Colliers

For Lease | 108 & 117 Miller Way | West Palm Beach, FL 33403

# Versatile Office and Warehouse Complex

Experience the ideal blend of modern office space and versatile warehouse facilities at 108 & 117 Miller Way in Lake Park, Florida. This complex offers 4,078 SF of newly constructed office space alongside a spacious 6,000 SF warehouse, providing a strategic location with easy access to major highways and a supportive community environment conducive to business success.



±4,078 SF  
Office Space



±6,000 SF  
Warehouse

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Accelerating success.



# Salient Facts

## Address

**108 & 117 Miller Way  
West Palm Beach, FL 33403**

## RBA

**108 Miller Way:  
6,000 SF Warehouse**

**117 Miller Way:  
4,078 SF Office**

## Site Area

**108 Miller Way: 0.30 AC**

**117 Miller Way: 0.26 AC**

## Zoning

**108 Miller Way: CLIC-1**

**117 Miller Way: CCIC-1**

## Leasable Area

**±10,078 SF**

# Opportunity

Unlock the potential of a premier office and warehouse complex at 108 & 117 Miller Way in Lake Park, Florida. This unique offering combines a newly constructed 4,078 SF office space with a versatile 6,000 SF warehouse, creating a total of 10,078 SF of prime commercial real estate. Perfectly suited for industrial and office occupants, this complex provides modern facilities, strategic location, and a supportive community environment. Benefit from the town's proactive land use regulations and redevelopment initiatives, ensuring a thriving business ecosystem.



## Location

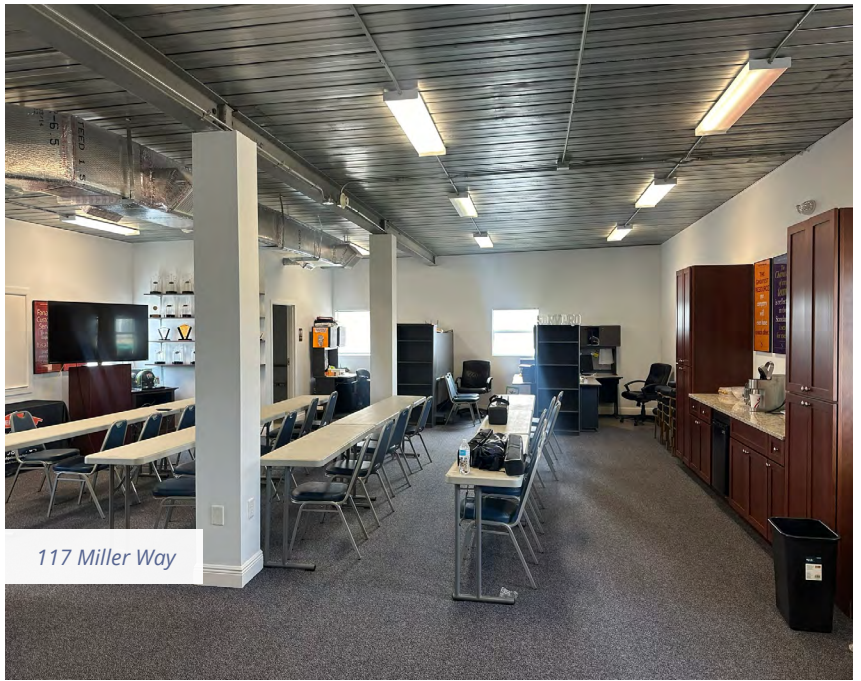
Nestled in the heart of Lake Park, Florida, 108 and 117 Miller Way offer prime industrial and office spaces amidst a vibrant community. With a diverse economic landscape and strategic proximity to major highways and commercial corridors, Lake Park provides an ideal environment for businesses to thrive. The town's proactive approach to land use regulations and ongoing redevelopment initiatives underscore its commitment to fostering growth and innovation, making it a sought-after destination for both residents and businesses alike.

## Transportation

<b>Commuter Rail</b>	<b>Drive</b>	<b>Distance</b>
Mangonia Park	7 min	3.1 mi
West Palm Beach	12 min	6.4 mi
<b>Airport</b>	<b>Drive</b>	<b>Distance</b>
Palm Beach International	20 min	10.0 mi



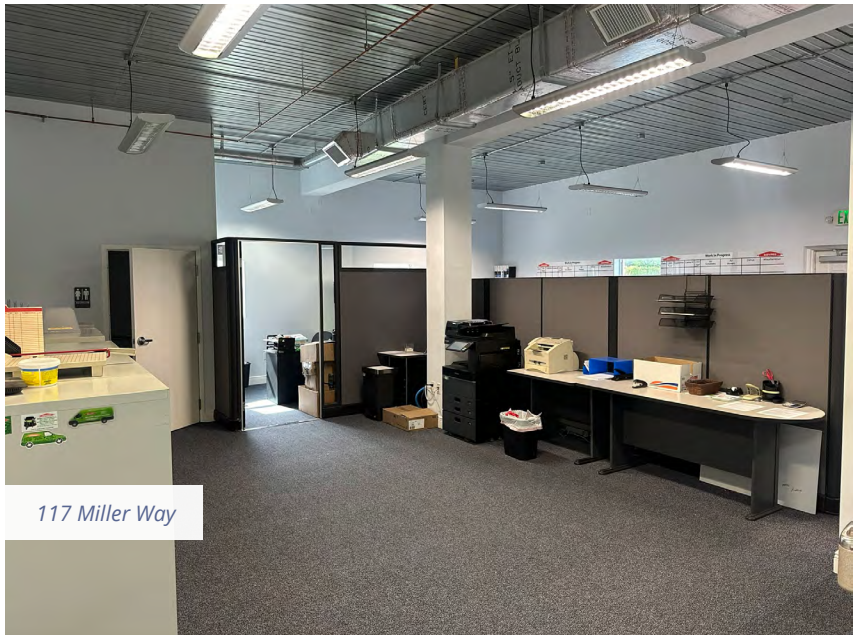
117 Miller Way



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108 Miller Way



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