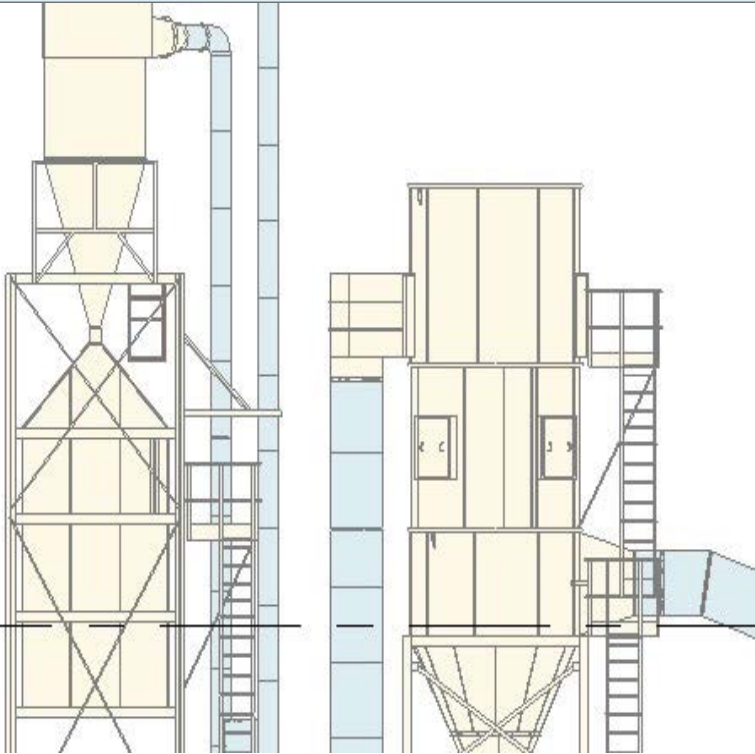


THE FACTORY

5112 GEORGIA



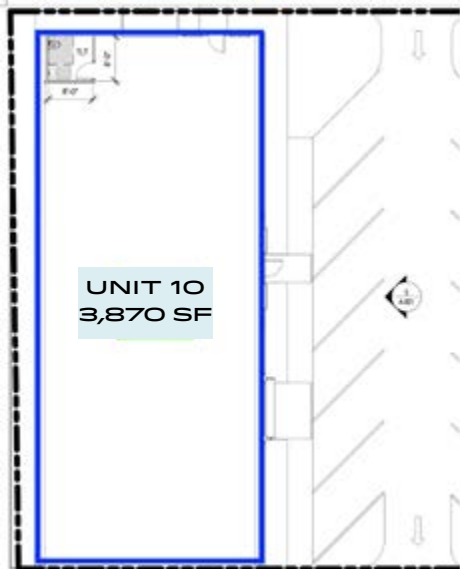
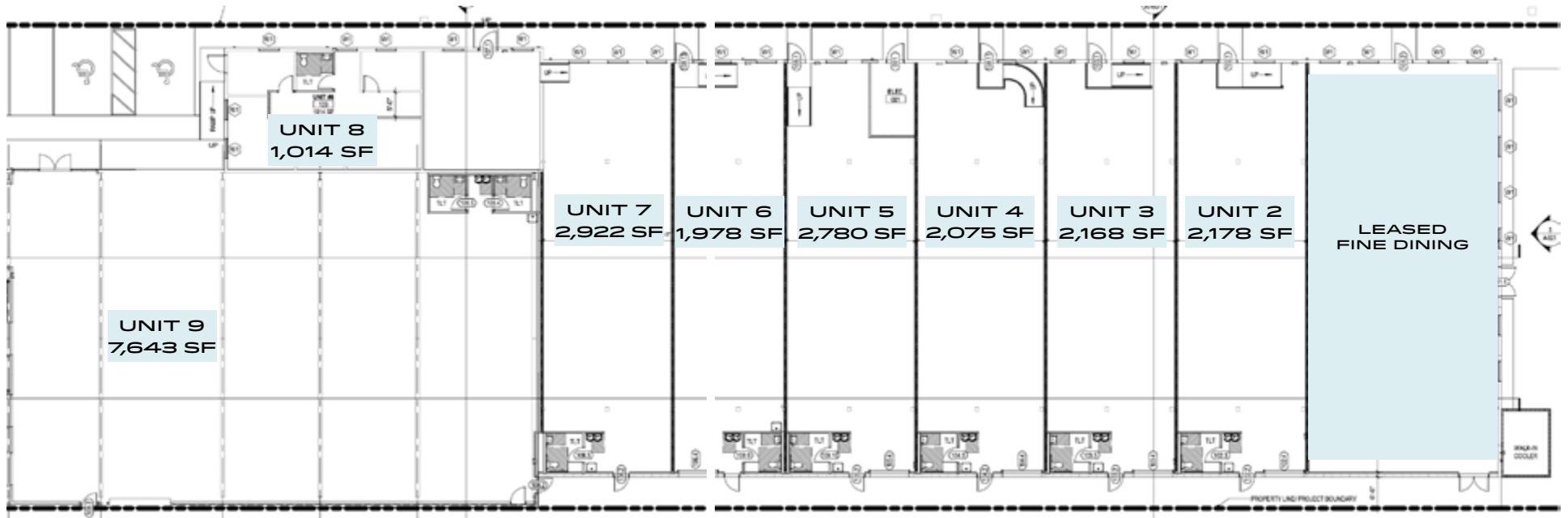
KATE COLANGELO
561.951.5161
KCOLANGELO@GMAIL.COM

NEWLY-RENOVATED LEASE OPPORTUNITY

Located at 5112 Georgia Avenue, this warehouse conversion is now welcoming your creative venture — art galleries, design firms, family offices, a coffee house — come join The Factory. Dramatic property upgrades underway, including impact windows and doors, industrial chic façade, and new roof, HVAC and electrical.

- ✦ Clear height 18-22 feet
- ✦ Many units feature open beam ceilings & clerestory windows
- ✦ Unit sizes range from 1,000 - 7,600 SF
- ✦ Estimated delivery: Late spring, 2025
- ✦ Featuring *The Silos*, a 3-story art installation
- ✦ Neighbors include: The Bunker, Mr. B's Tavern and Independent Seafood
- ✦ Brought to you by the developers of [The Galleries at Florida Avenue](#)

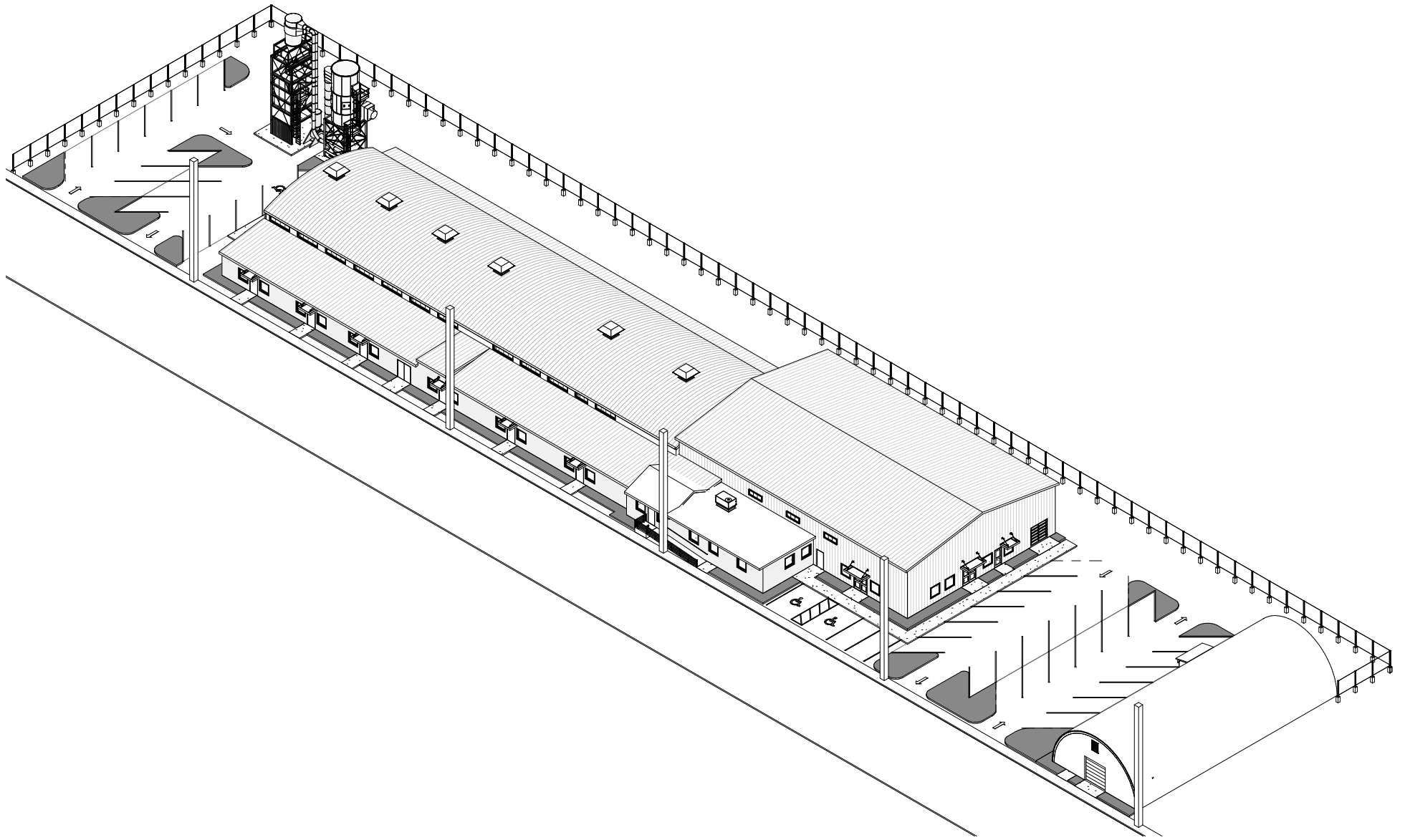




UNIT 9 CAN BE SUBDIVIDED INTO 2 UNITS:
 9A @3815 SF, 9B @3825 SF

THE FACTORY

5112 GEORGIA



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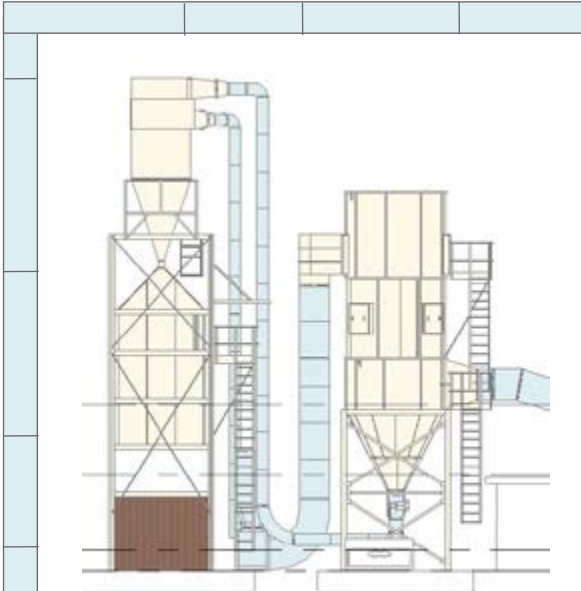


LUX CONDOS

The Bristol
 Forté
 South Flagler House
 La Clara

RESTAURANTS

Mr. B's
 Pink Steak
 Kitchen
 Table 26
 Tropical Steakhouse
 The Blue Door



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