
Property Information Sheet

Property: 44,000 ± sf multi-tenant commercial building with office space and office/warehouse/flex space for lease in Central West Palm Beach. The east and west end caps of the building consist of two-story office space divided into suites of various sizes. The center of the building consists of office/warehouse/flex units of various sizes. The flex units have storefront offices facing south with rear loaded 10' x 12' grade level overhead doors facing north. The building consists of CBS and steel frame construction with a standing seam metal roof system. The clear height in the warehouse units is 18' clear. The offices and vacant spaces are in excellent condition and show very well. The current owner is meticulous and has maintained the building in an exceptional manner.

Location: Located minutes from Interstate 95. Less than 2 miles from I-95 at Belvedere Road and Okeechobee Boulevard.

Parking: There are 87 parking spaces that service 2200 North Florida Mango Road. There is an additional 1-acre paved parking lot contiguous to the North of the Subject Property that is under same ownership and is shared with the small office building to the North resulting in a much higher parking ratio.

Zoning: (I) Industrial, Palm Beach County. This building is also permitted for office use.

Available Space: Suite 304: 1,225 SF office. Ground floor, corner unit, facing Northeast.

Please note that all office/warehouse/flex units are 100% leased at this time.

Lease Price: \$15.00 PSF modified gross or \$1,531.25 per month plus Florida Sales Tax.

Most units are separately metered for electric and the gross rents include real estate taxes, building insurance, exterior maintenance and C.A.M charges.

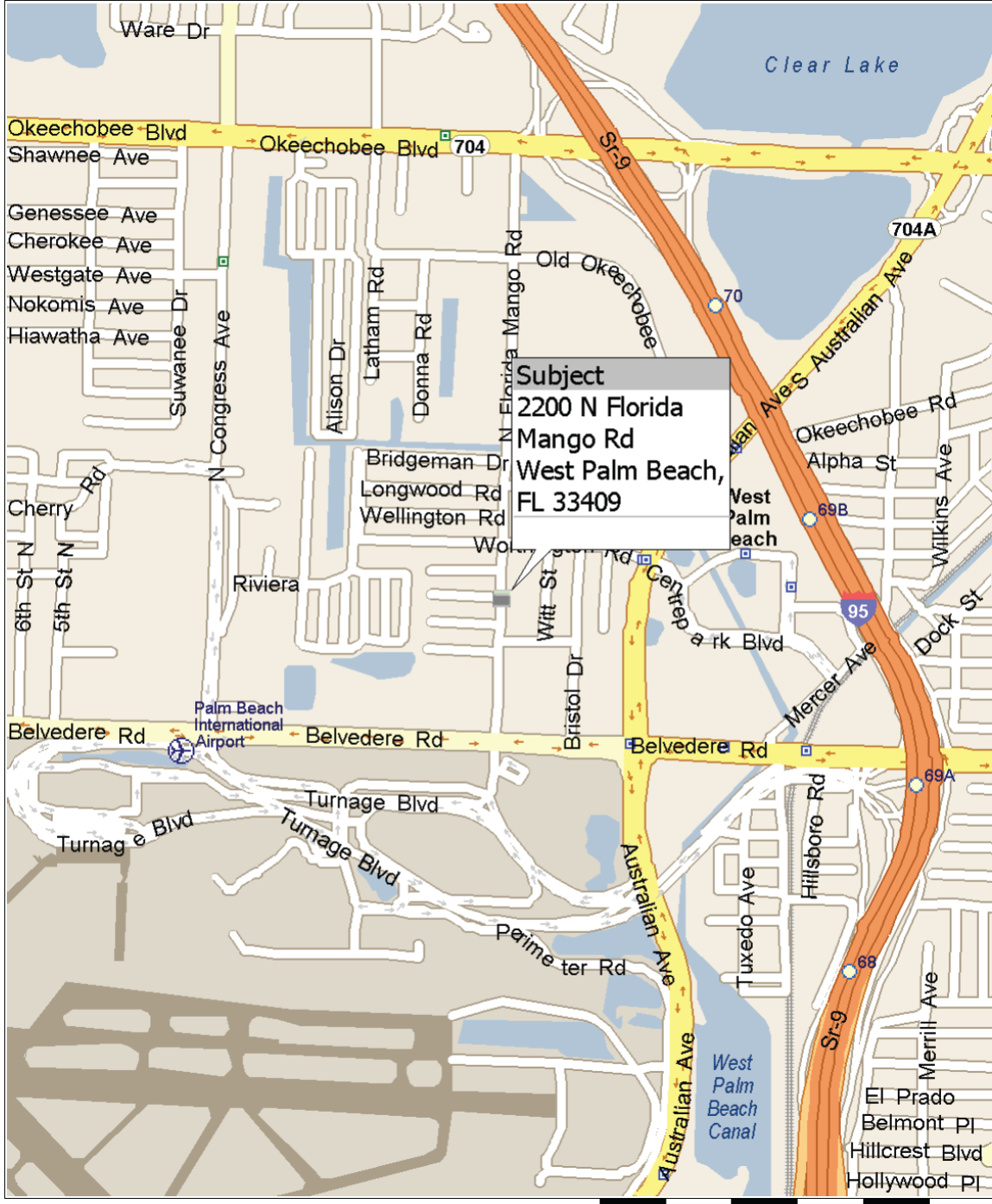
Kerry Jackson, SIOR, Vice President
Reichel Realty & Investments, Inc.
8845 North Military Trail, Ste. 100
Palm Beach Gardens, Florida 33415
(561) 512-7512 mobile; (561) 478-4440 office
kjackson@reichelrealty.com
www.reichelrealty.com

Commercial Real Estate Expertise for Today's Market

Note: 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.



2200 North Florida Mango Road, Closer View



Subject
2200 N Florida
Mango Rd
West Palm Beach,
FL 33409

0 mi 0.2 0.4 0.6