

# 2,400 SF OFFICE / WAREHOUSE FOR LEASE

440 TALL PINES ROAD UNIT J WEST PALM BEACH, FL 33413



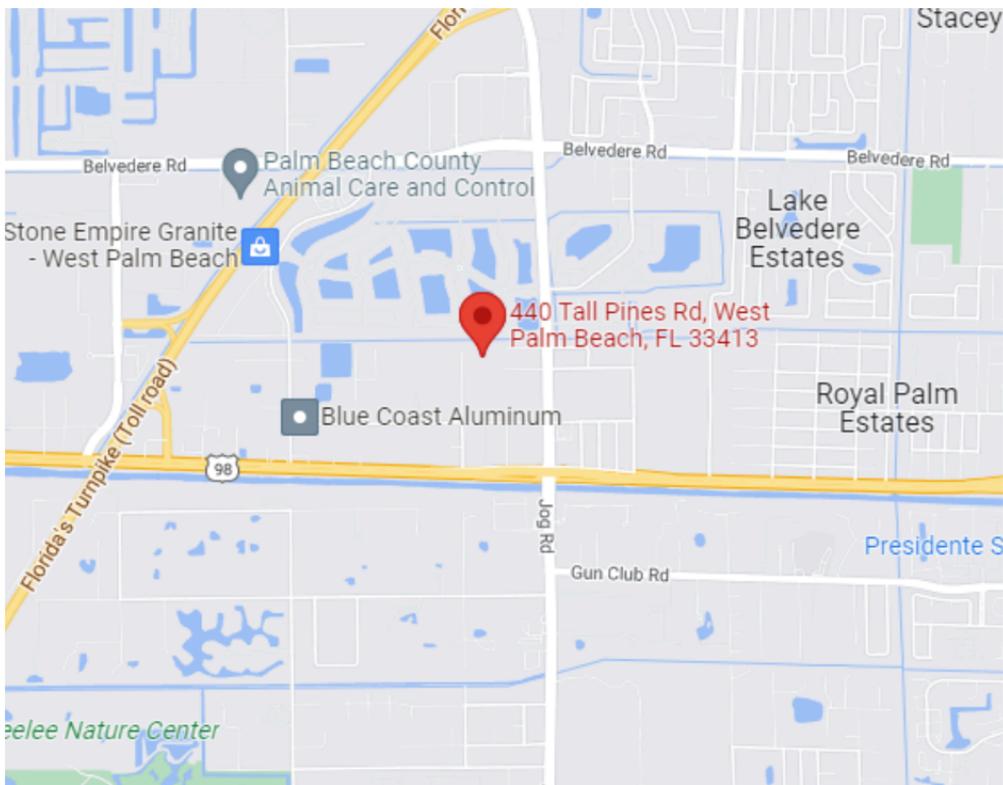
## THE PROPERTY

|                         |                  |
|-------------------------|------------------|
| Zoning:                 | Light Industrial |
| Property Type:          | Office/Warehouse |
| Space Available:        | 2,400 SF         |
| Min Divisible:          | 2,400 SF         |
| Base Rental Rate PSF:   | \$20.00          |
| Operating Expenses PSF: | \$6.34           |
| Total Monthly Rent:     | \$5,268.00       |
| Lease Type:             | Triple Net       |

## HIGHLIGHTS

- 250 SF Air Conditioned Office
- 1 Restroom
- CBS Construction
- (1) 12 X 12 FT Roll-up door
- 17.5 Foot Clear Ceiling Height
- 2,150 SF of Warehouse Space





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