

INDUSTRIAL STORAGE SPACE FOR LEASE

1315 SOUTH KILLIAN DRIVE, LAKE PARK, FL 33403

REICHEL

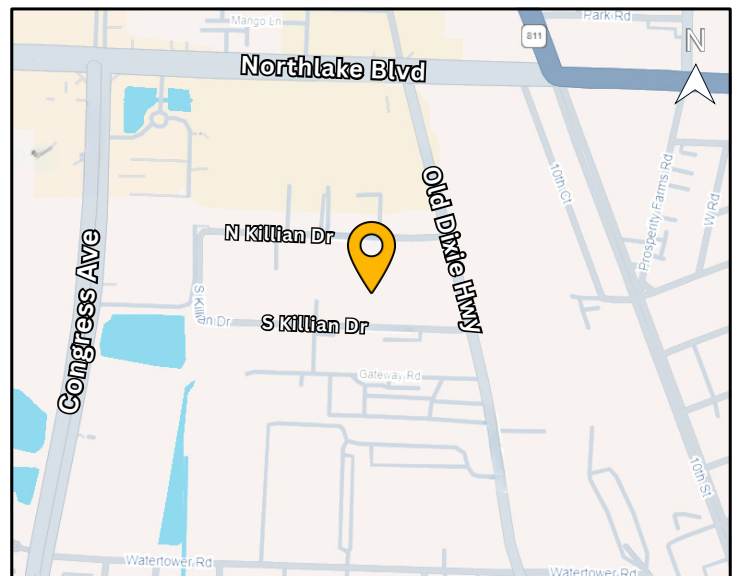
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FOR LEASE - 1315 SOUTH KILLIAN DRIVE



Property Highlights:

- 8,500 SF industrial storage warehouse for lease.
- Various sizes available from 100-775 SF.
- The units facing east have (2) 10' x 10' overhead doors and a bathroom inside each unit.
- The units facing north, south and west have one 10' x 10' overhead door and no bathroom.
- CBS construction with concrete roof system.
- Zoned (C-4) Business District, Lake Park
- Lease Rate: See pricing and availability list attached hereto.



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INDUSTRIAL STORAGE SPACE FOR LEASE

1315 SOUTH KILLIAN DRIVE, LAKE PARK, FL 33403

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PROPERTY INFORMATION SUMMARY

Property:	8,500 SF multi-tenant storage building. The east facing 775 SF units (Units 1 - 6) have (2) two, 10' x 10' overhead doors per unit, one private bathroom and are ideal for personal or car storage. The remaining units, facing north, south and west, have one (1) 10' x 10' overhead door per unit and no onsite bathroom. Units do not have entry doors. Overhead door access only.
Electric:	Units 1-6 are separately metered for electric and have automatic garage door openers. Since individually metered, Tenant pays its own electric and can add air-conditioning if required by tenant. All other units are on a single house meter and include electric. Please note that air-conditioning cannot be added to these units due to low amperage in each unit.
Location:	Just east of Interstate 95 at Northlake Boulevard. South Killian Drive is two blocks south of Northlake Boulevard just off Old Dixie Highway.
Zoning:	(C-4) Business District - Lake Park. Allows personal storage.
Availability and Pricing:	<p>Unit 24: 150 RSF (10' wide x 15' deep) \$20.00 psf gross or \$250.00 per month plus sales tax (currently 0%).</p> <p>Unit 27: 100 RSF (10' x 10') \$20.00 psf gross or \$166.67 per month plus sales tax (currently 0%).</p> <p>Unit 29: 100 RSF (10' x 10') \$20.00 psf gross or \$166.67 per month plus sales tax (currently 0%).</p> <p>*All rents are plus State of Florida Sales Tax (currently 0%). Electric included for all small bays. See electric section above.</p>

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PHOTOS

TYPICAL 775 SF UNIT ON EAST SIDE WITH 2 SIDE BY SIDE OVERHEAD DOORS



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PHOTOS

TYPICAL 150 SF OR 200 SF UNIT ON THE WEST SIDE WITH ONE OVERHEAD DOOR



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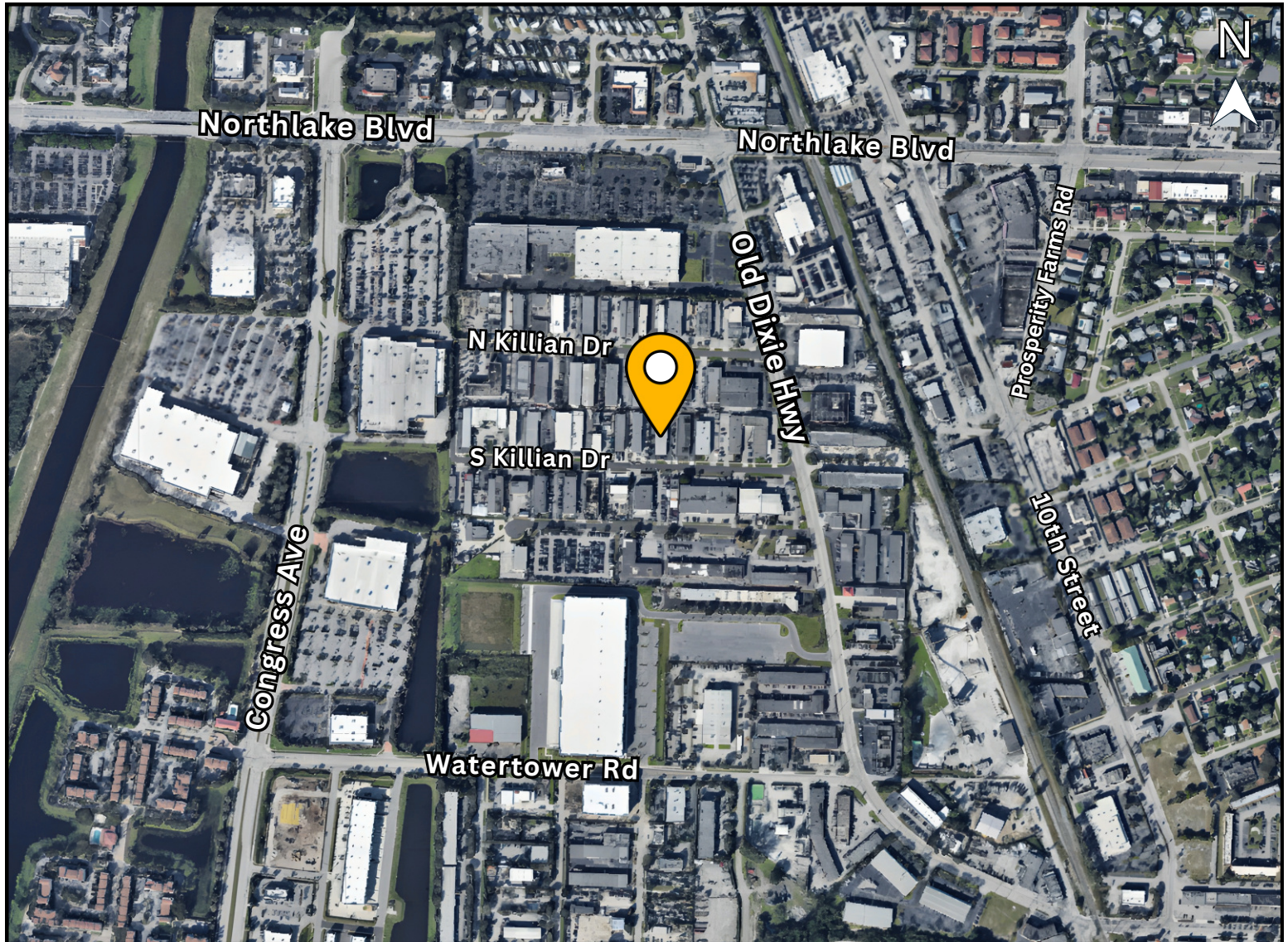
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MAP



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