

**1205-1421 Hill Avenue**  
**Mangonia Park, Florida**



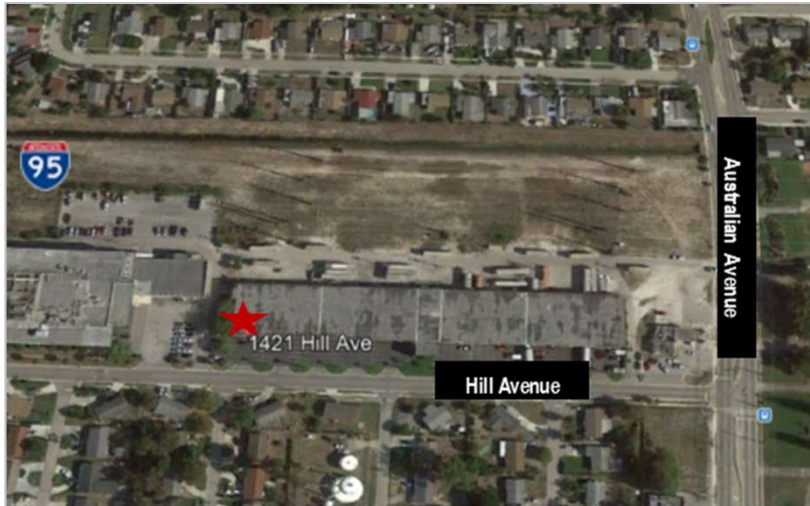
**Offering Summary**  
**FOR LEASE**

## 1205 - 1421 Hill Avenue

Mangonia Park, Florida 33407

**Building:** 1205-1421 Hill Avenue is a 64,000 square foot multi-tenant office/warehouse/manufacturing building. The building's features include total concrete construction (concrete block and concrete Twin-T roof system), a fire sprinkler system, interior LED lighting, and 20' clear ceiling height. There is three-phase electric to the building and most of the individual units. The building has 12' x 14' front grade level doors and rear 12' x 12' dock high doors. There is extensive parking.

**Location:** The property is located on Australian Avenue in a popular industrial neighborhood. The property is located two miles east of I-95 and one mile north of 45<sup>th</sup> Street, easily accessible from the Port of Palm Beach and Palm Beach International Airport.



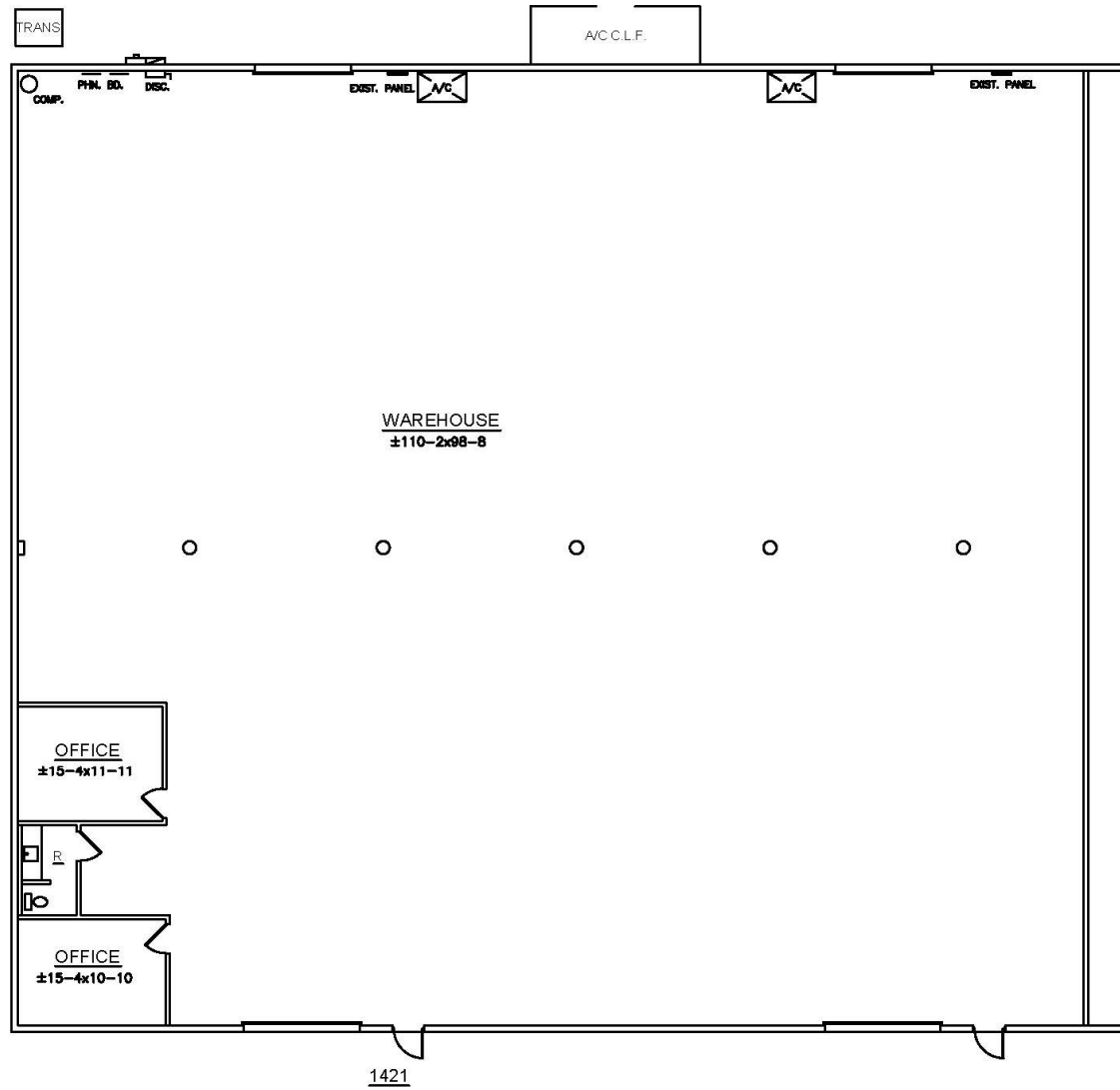
**Available Suite:** Suite 1421 is 11,000 square feet (110' wide by 100' deep). The suite has newly refinished interior improvements totaling 550 square feet (35' x 15.5')—an executive office with private restroom and shower, an employee breakroom, and an employee restroom, and a new wash sink.

The suite is 100% air-conditioned per two large air conditioning units at the rear of the warehouse. Electric is 3-phase, 800 A total.

The suite has two rear 12'x12' overhead doors and two front 12'x14' grade-level doors.

Asking Rate: \$21.00/SF/Gross. Tenant pays electric (separately metered) and trash collection. Landlord pays all other operating expenses (set to Base Year).

Hill Avenue  
West Palm Beach, Florida



 FLOOR PLAN (SUITE 1421)



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