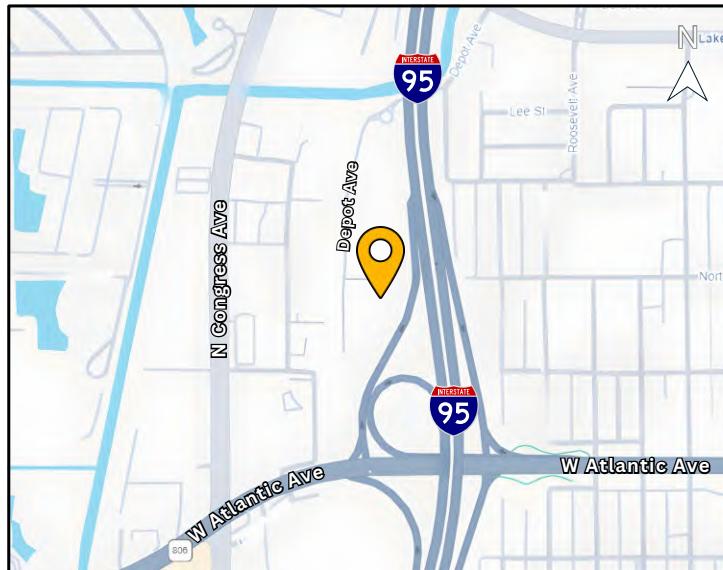


FOR SALE - 1700 DEPOT AVENUE, DELRAY BEACH, FL



Property Highlights:

- 12,375 SF industrial warehouse for sale with over half of the building available to an owner/user.
- .91 acre / 39,640 SF lot
- Direct frontage on the Atlantic Avenue southbound offramp.
- Building currently divided for multiple tenants.
- (CBS) concrete block stucco construction with a double-tee concrete roof system.
- Ideal for car collector or "man cave".
- **Purchase Price: \$6,500,000**



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12,375 SF INDUSTRIAL BUILDING FOR SALE 1700 DEPOT AVENUE, DELRAY BEACH, FLORIDA

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PROPERTY INFORMATION SUMMARY

Property:	12,375 SF industrial building for sale in the heart of Delray Beach. The building was originally demised for 8 separate tenants when it was built in 1978. Currently over 50% of the building can be provided vacant for an owner/user. Most of the units are 100% air-conditioned and have very nice bathrooms, kitchenettes, countertops, and sinks. The building consists of (CBS) concrete block and stucco construction with a double-tee concrete and built-up roof system. There are (8) grade level doors on the west side of the building and (8) van height doors on the east side. There is 3-phase, 600 amp electrical service coming into the building and the clear height is 12 feet.
Location:	Located directly on the southbound Interstate-95 exit ramp at Atlantic Avenue. This is north of the historic Flagler Railroad passenger depot in Delray Beach, which was purchased and renovated by the City of Delray Beach and used for governmental offices.
Potential Uses:	Ideal for a car collector, for use as a "man cave," personal storage or for any business that would benefit from Interstate-95 exposure.
Site:	The building is situated on .91 acres or a 39,640 SF lot.
Zoning:	(MIC) Mixed Industrial & Commercial - Delray Beach.
Billboard:	There is a large billboard sign on the site generating \$35,000 per annum.
Sale Price:	\$6,500,000

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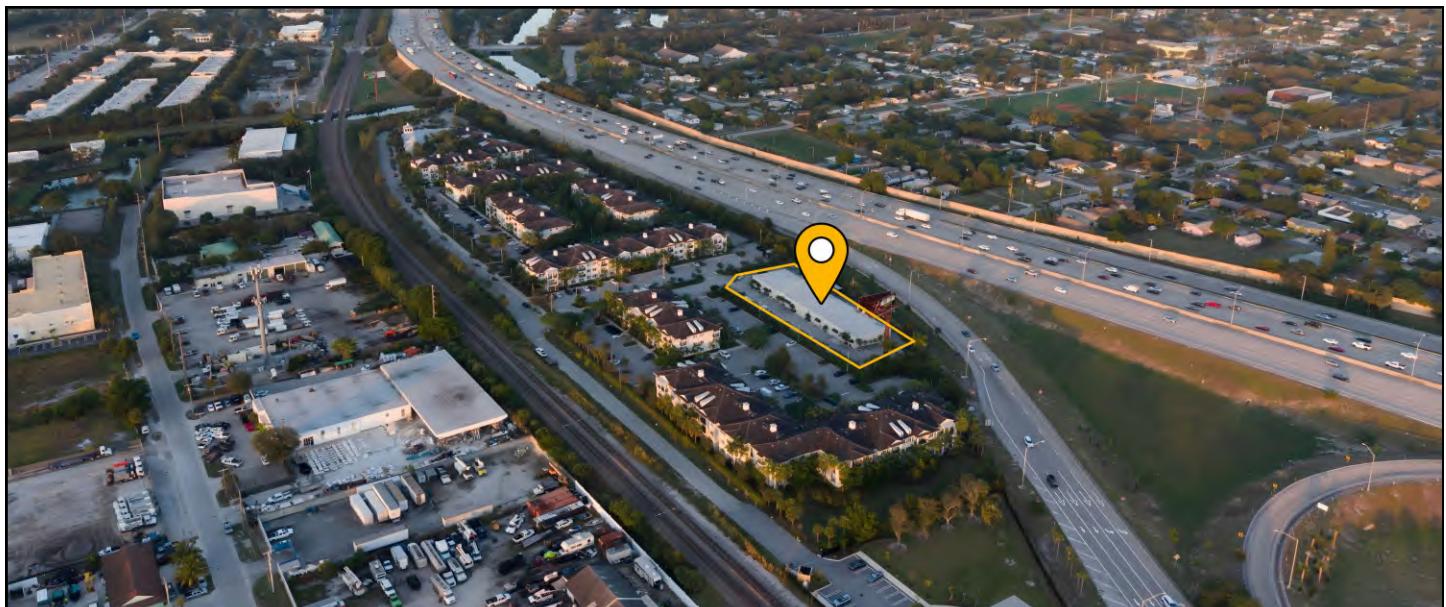
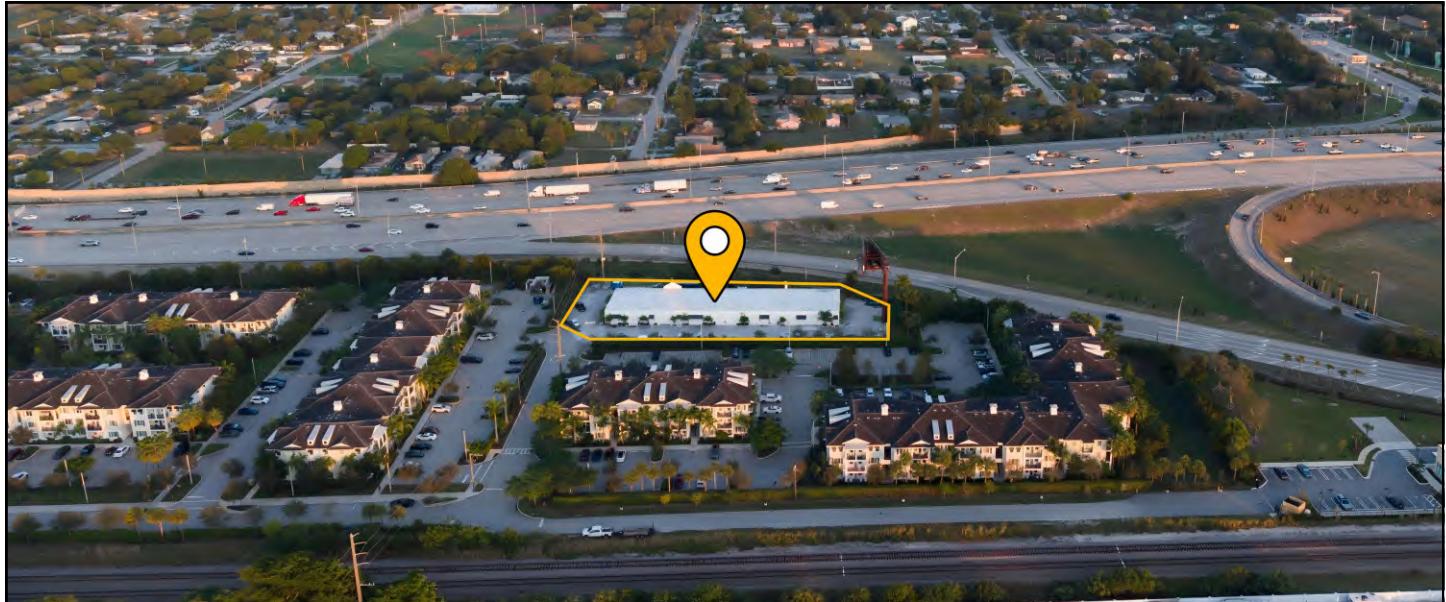


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EXTERIOR PHOTOS



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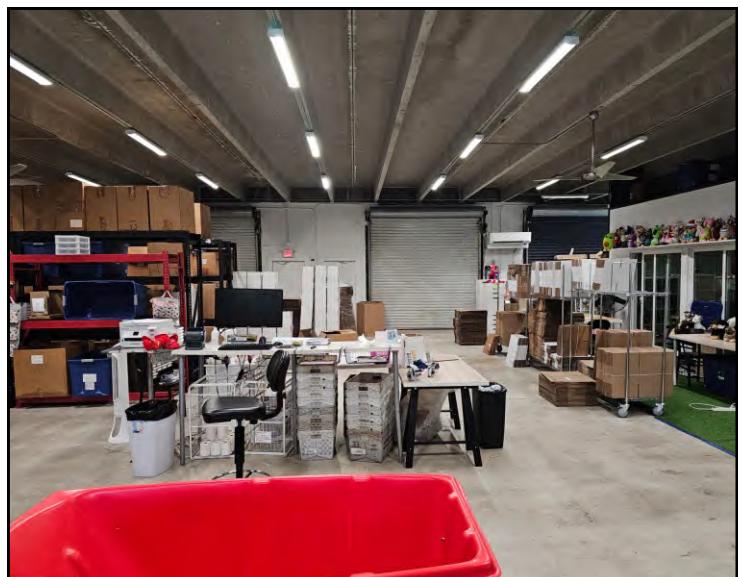


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INTERIOR PHOTOS



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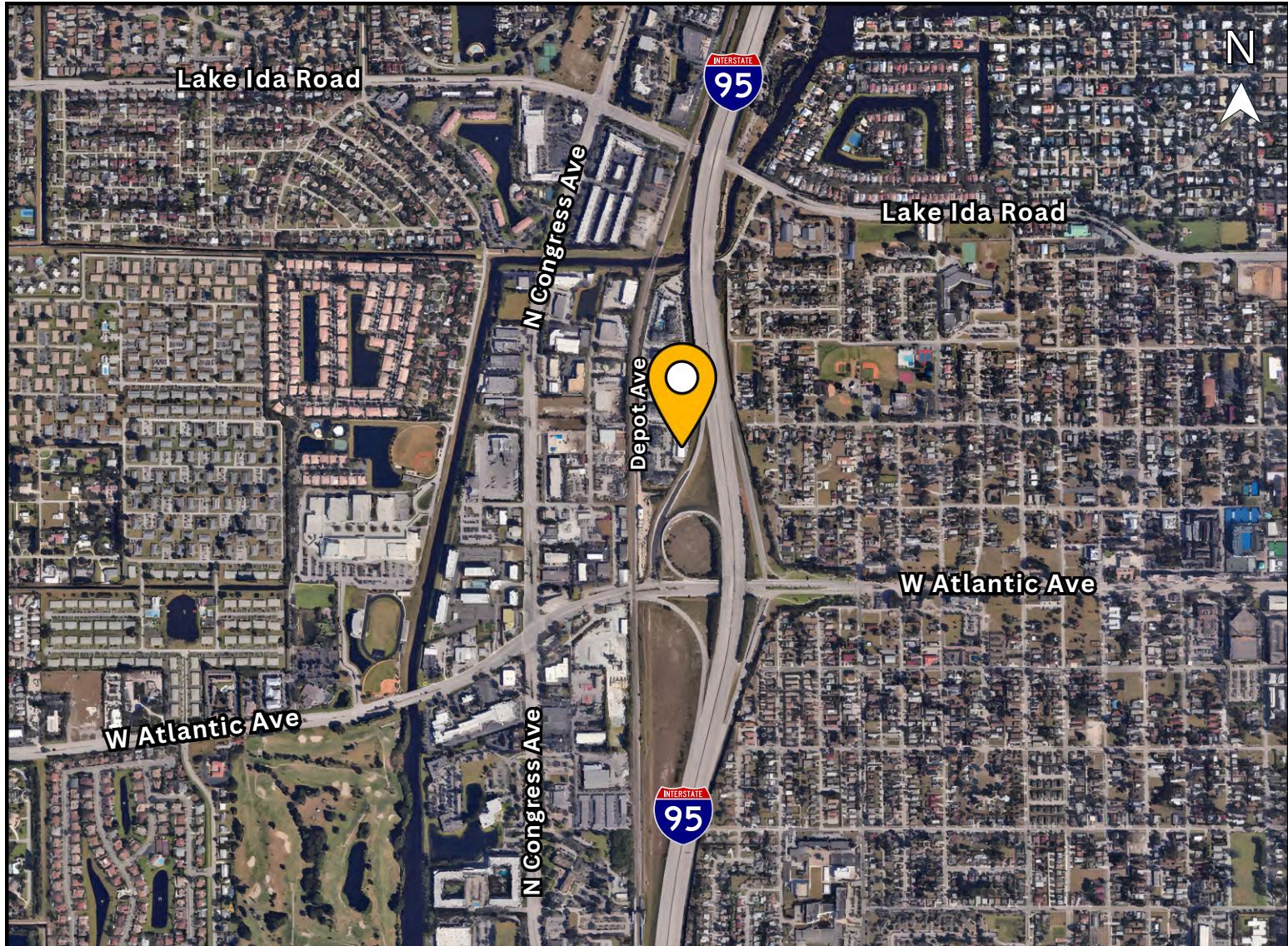


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MAP



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