

**FOR SALE OR LEASE: 211 SE 9TH AVE
BOYNTON BEACH, FL 33460**



PROPERTY FEATURES

- **4000 Square Foot Warehouse Building**
- **Large Yard Area**
- **Lot Size: .2221 or 14,466 SF**
- **Building Can Be Divided into Separate Tenant Spaces**
- **Parking: Ample On-Site Parking**
- **Gross Leasable Area: 4000 SF**
- **Asking Lease Price \$24.00/SF Modified Gross**



Simplifying Real Estate

STRATEGIC REALTY SERVICES, LLC

CHRISTOPHER FLEMING

8409 N Military Trail, Suite 107

Palm Beach Gardens, FL 33410

561.471.5353 PH

561 707 5120 Cell



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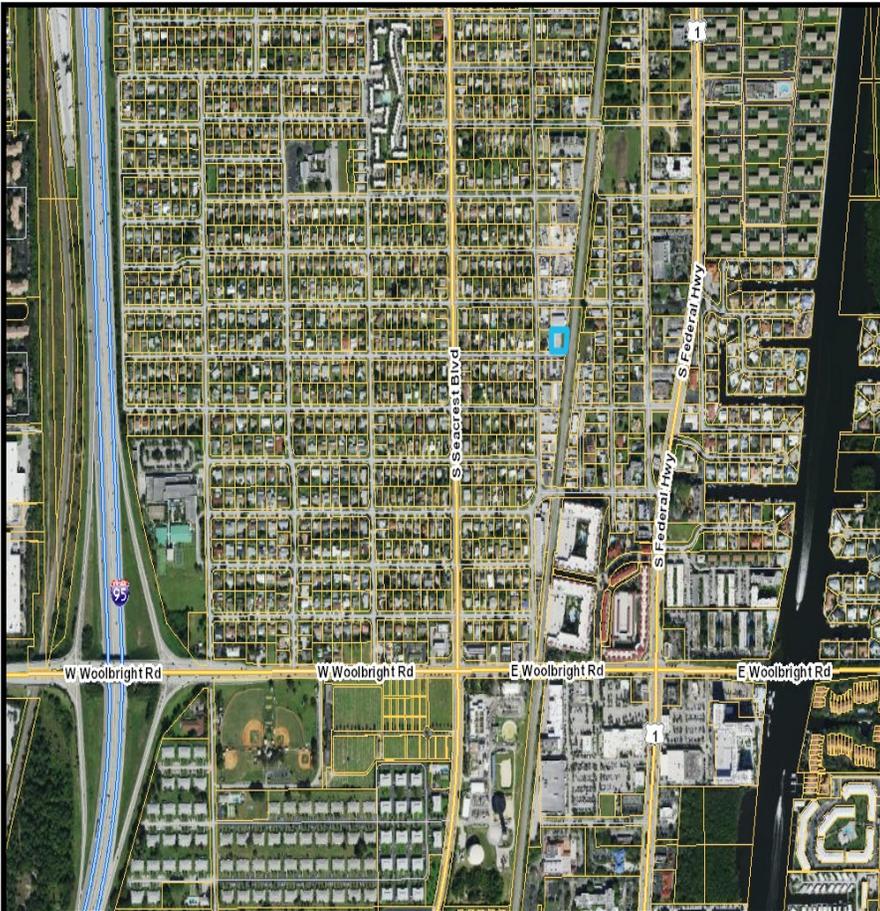
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Property Summary

- Property Location: Located along the West side the Florida East Coast Railway and 9th Ave Beach
- Year Built: 1967
- Zoning: M1—Light Industrial - Boynton Beach
- Use Code: 4100—Light Mfg
- PCN#: 08-43-45-28-12-019-0070
- Basic Building: Masonry
- Exterior Walls: Stucco over Block
- Roof: Flat Roof—Built-up Tar and Gravel
- Interior Walls: Drywall and wall treatment
- Power: 3 phase
- HVAC: Individual heating and cooling units.
- Ceiling Height: 10 ft—with 8 ft drop ceiling in office area
- Electric: FPL
- Public Utilities: Water and Sewer are provided by Boynton Beach Water Utilities
- Signage: On Building
- Parking: Ample Parking Onsite
- Outside Yard Space
- Offices: 3 air conditioned offices

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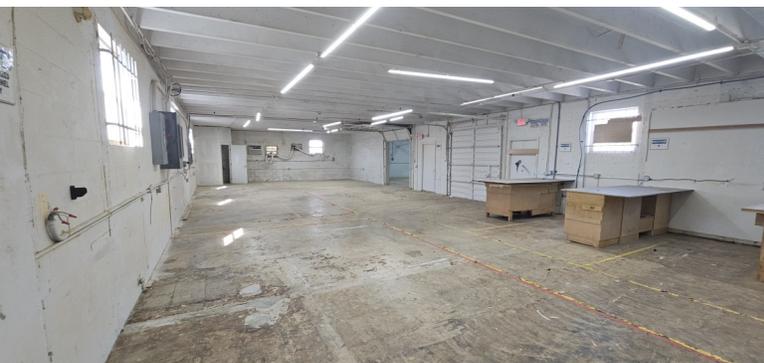
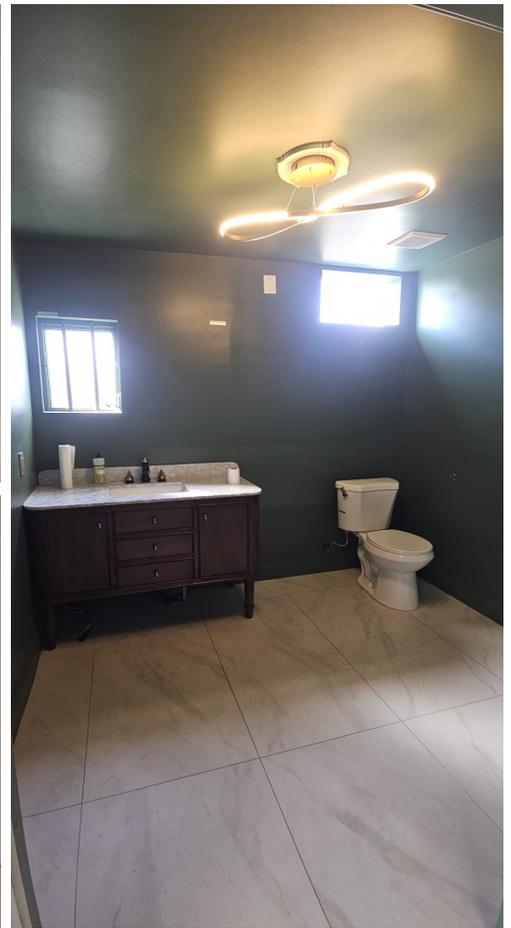
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Interior Pictures



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STRATEGIC REALTY SERVICES, LLC

CHRISTOPHER FLEMING

500 Northpoint Parkway, STE 300

West Palm Beach, FL 33407

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Building & Yard Area



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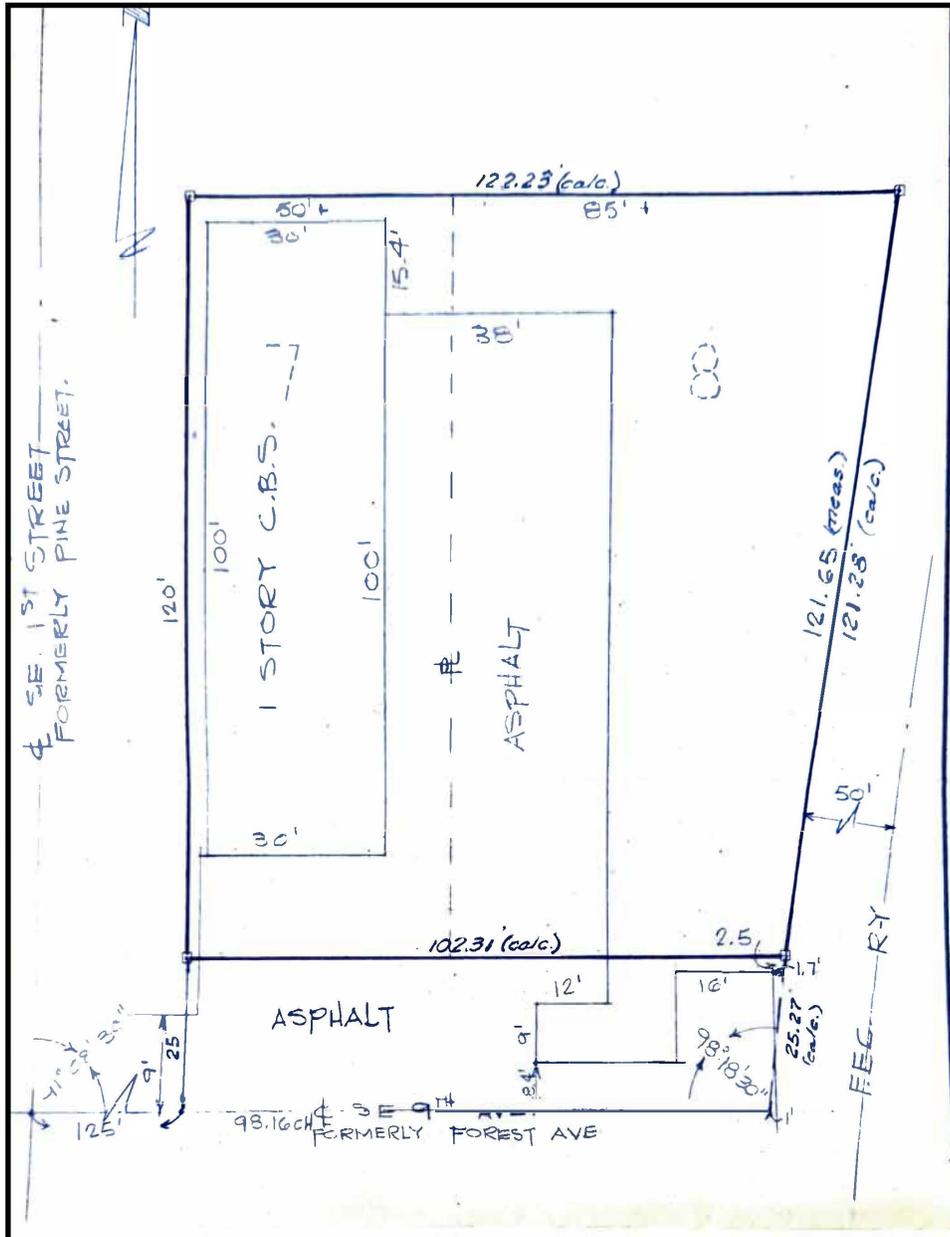
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SURVEY



SURVEY OF:
 LOTS 7 & 8, BLOCK 19, BOWERS PARK
 BOYNTON BEACH, FLORIDA FOR
 E. T. EDWARDS.

DATE APRIL 9, 1976 SCALE 1" = 20' PLAT BOOK NO. 11 PAGE NO. 57
 REV. 6/9/77 JAMES D. CARLTON, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS

I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey made under my direction, and that said survey is accurate to the best of my knowledge and belief, and there are no encroachments.

James D. Carlton
 Registered Land Surveyor
 Florida Certificate No. 747

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Building Sketch

