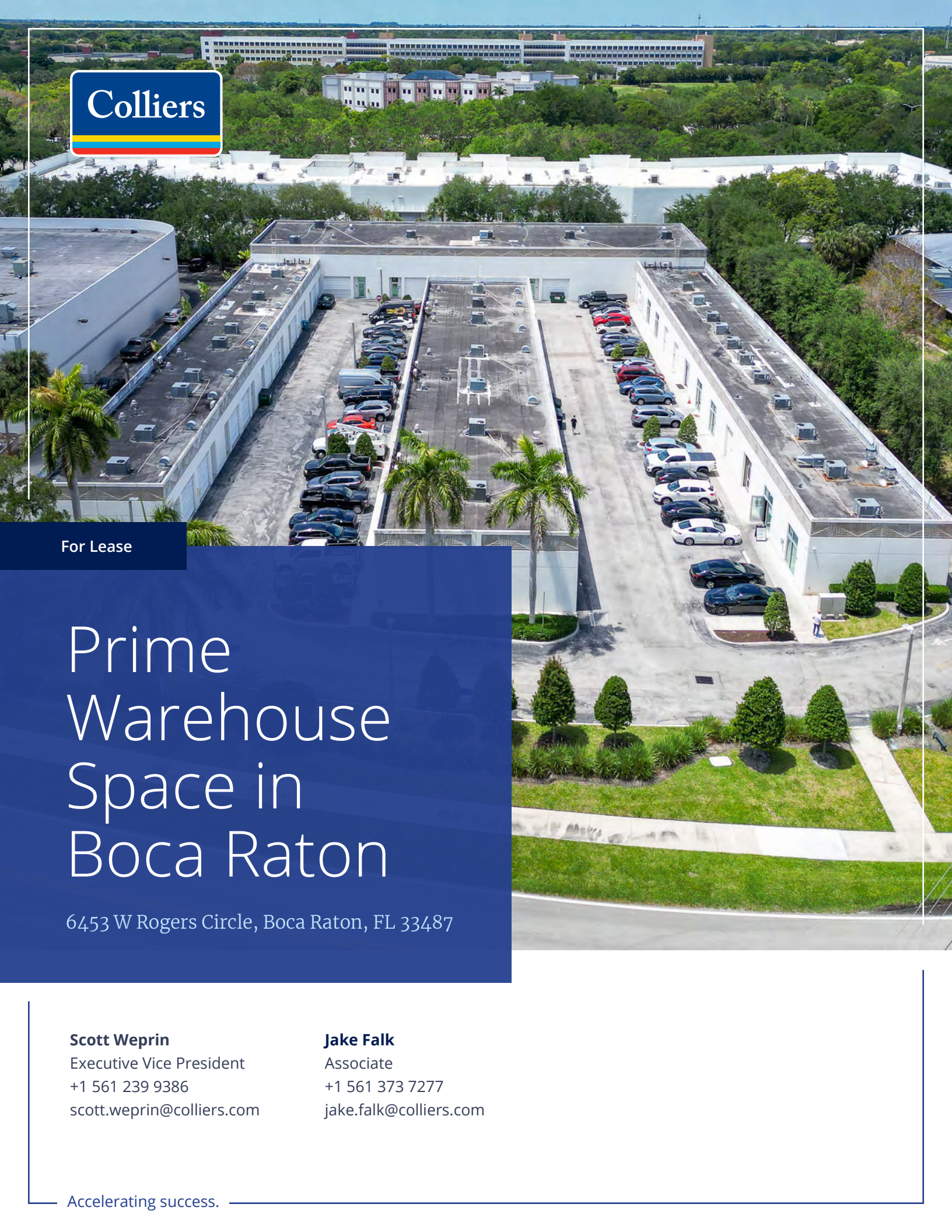




Colliers

For Lease

Prime Warehouse Space in Boca Raton

6453 W Rogers Circle, Boca Raton, FL 33487

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Property Profile

WRC Small Business Warehouses

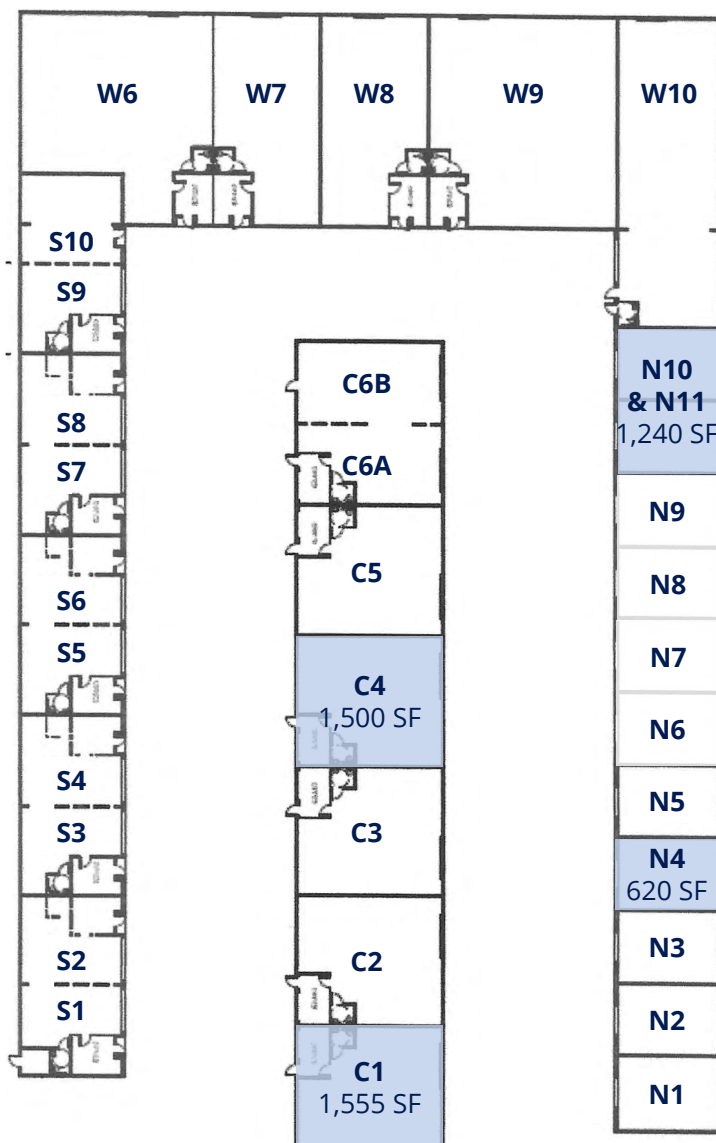
6453 W Rogers Circle features small business warehouse space in a well-planned industrial park, offering grade-level overhead doors and round-the-clock access. Located just west of I-95, it provides seamless connectivity via Military Trail to Yamato and Clint Moore Roads, with nearby dining, shopping, and essential services.

Units N6 and N7 include fully built out commissary kitchen space, ideal for food production, catering, and culinary entrepreneurs.

RBA	36,314 Square Feet (SF)
Stories	1
Class	B
Tenancy	Multi
Drive Ins	28 tot./10' w x 12' h
Construction	Masonry
Year Built	2005
Zoning	M-3
Parking Ratio	2.07/1,000 SF 75 Surface Covered Available

Site Plan

Availabilities



Business Park
Setting



Interstate
Connectivity



Commissary Kitchen
Build Out Available



Grade-Level
Overhead Doors

Zoning

Permitted uses

- Manufacturing & Processing
- Warehouses & Storage Buildings
- Self-Storage Facilities
- Child & Adult Care Centers
- Gymnastic Schools for Children
- Recreational Jai Alai Training
- Office-Based Support Services
- Personal Services for Employees
- Accessory Sales



Flexible Unit
Sizes



Strategic
Location

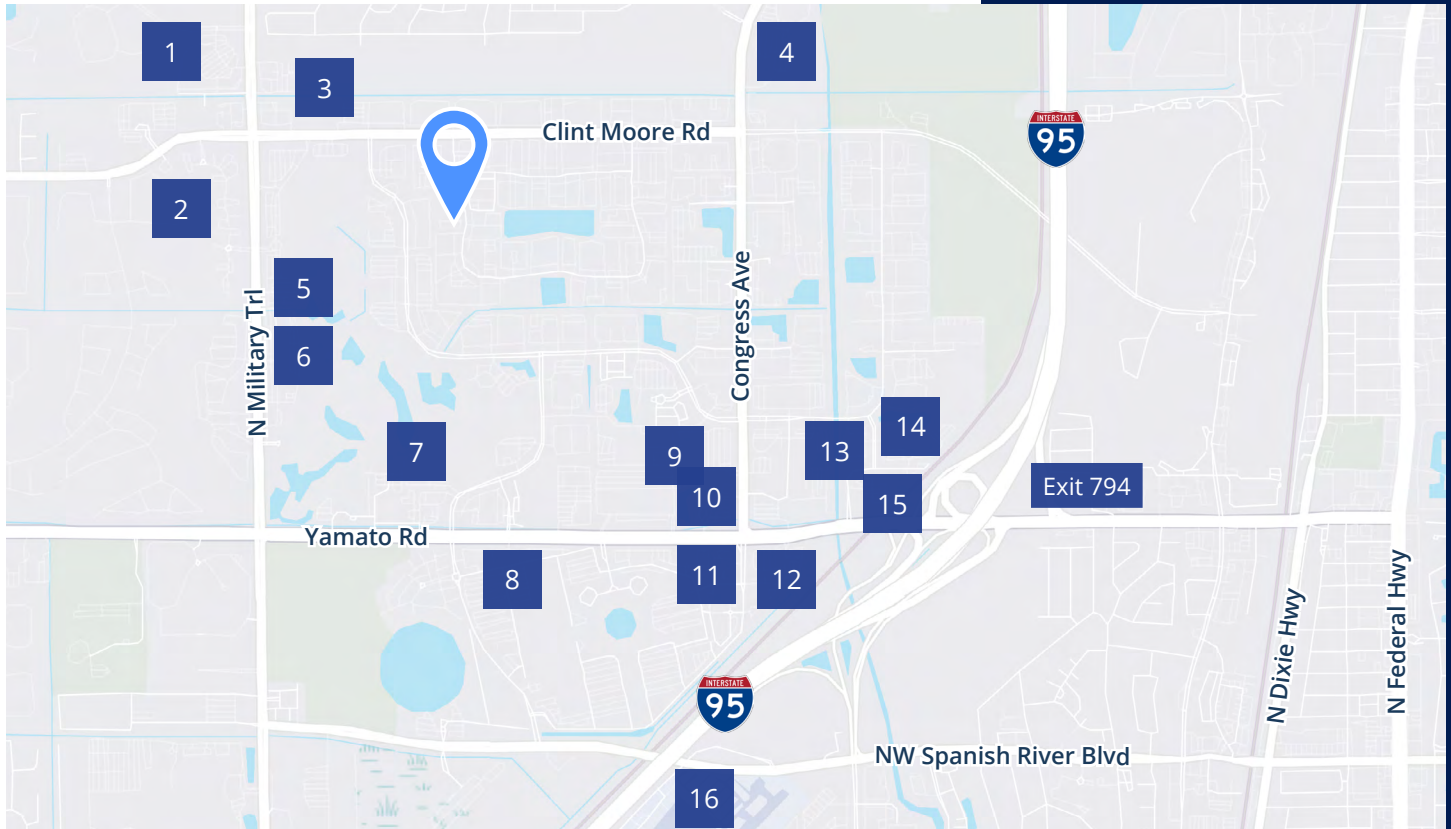


Immediate
Occupancy



Proximity to
Amenities

Location Overview



Local Amenities Nearby

- | | | | |
|---|--------------------|----|--------------------|
| 1 | Publix | 9 | Jimmy Johns |
| 2 | Dunkin' | 10 | Earl of Sandwich |
| 3 | Starbucks | 11 | McDonald's |
| 4 | Costco | 12 | Subway |
| 5 | Chipotle | 13 | Holiday Inn |
| 6 | The Fresh Market | 14 | Embassy Suites |
| 7 | Hampton | 15 | Springhill Suites |
| 8 | Jersey Mike's Subs | 16 | Boca Raton Airport |

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