



## Warehouse & Office

2949 2nd Ave N, Palm Springs, FL 33461



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## Warehouse & Office

\$23.00 /SF/YR

- 6,600 sq.ft. Column Free Warehouse Floor (111'w x 60'd) with bathroom
- 3,700 sq.ft. Exterior Rear Concrete Covered Work Area with side vehicle entry for vehicle, equipment, and material storage
- 1,500 sq.ft. Office Space with conference room, kitchen, and bathroom
- Property: 1.24 acres with 3/4 acres of fenced outside yard storage for parking, vehicles, equipment, and materials
- 6 Roll-up Dock Bay doors for semi-tractor trailers / 4 grade level overhead doors in rear
- 18 ft Clear Height warehouse ceiling / No columns/ 3-phase power / 2 Electronic entrance gates



Rental Rate:	\$23.00 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	8,232 SF
Year Built:	1977
Taxes:	\$3.06 USD/SF/YR
Insurance:	\$2.82 USD/SF/YR
Rental Rate Mo:	\$28.88 /SF/YR

## 1st Floor

Space Available	8,232 SF
Rental Rate	\$23.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	1,500 SF
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

- Property size: 1.24 acres- 3/4 acres of fenced outside yard for parking, vehicles, equipment, and materials- 6,600 sq.ft. Column Free Warehouse Floor (111'w x 60'd) with bathroom- 1,500 sq.ft. Office Space with offices, conference room, kitchen, and bathroom- 3,700 sq.ft. Exterior Rear Concrete Covered Work Area with side vehicle entry (for vehicle, equipment, and material storage)- 18 ft Clear Height warehouse ceiling- 6 Roll-up dock bay doors for semi-tractor trailers loading and unloading- 4 Grade level overhead doors in rear covered area with side vehicle entry- 3 Phase Power 200 amp- 2 Electronic entrance gates- Secure Perimeter: Fully Fenced

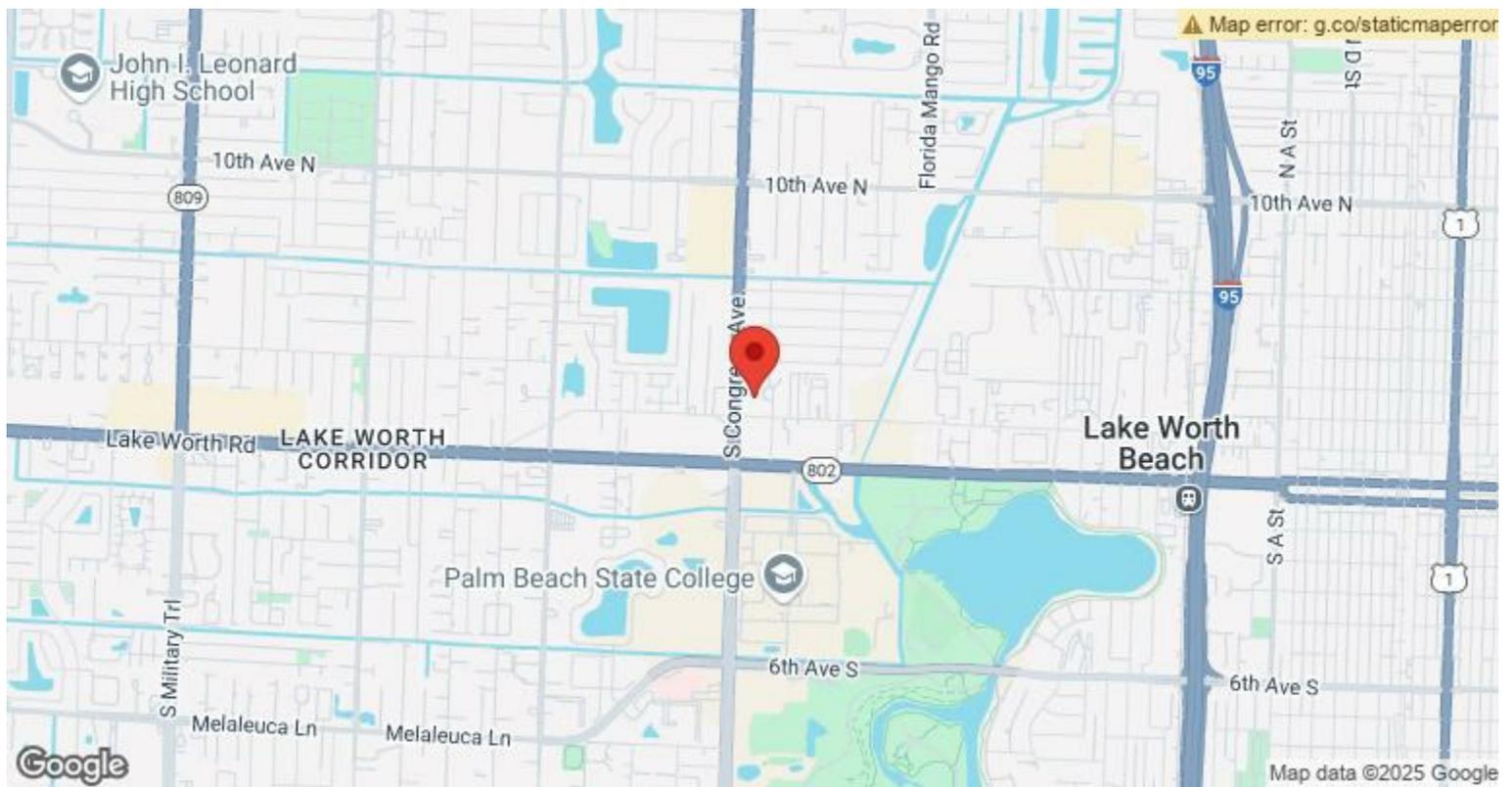
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
<a href="https://www.cuicable.com/">https://www.cuicable.com/</a>	-	



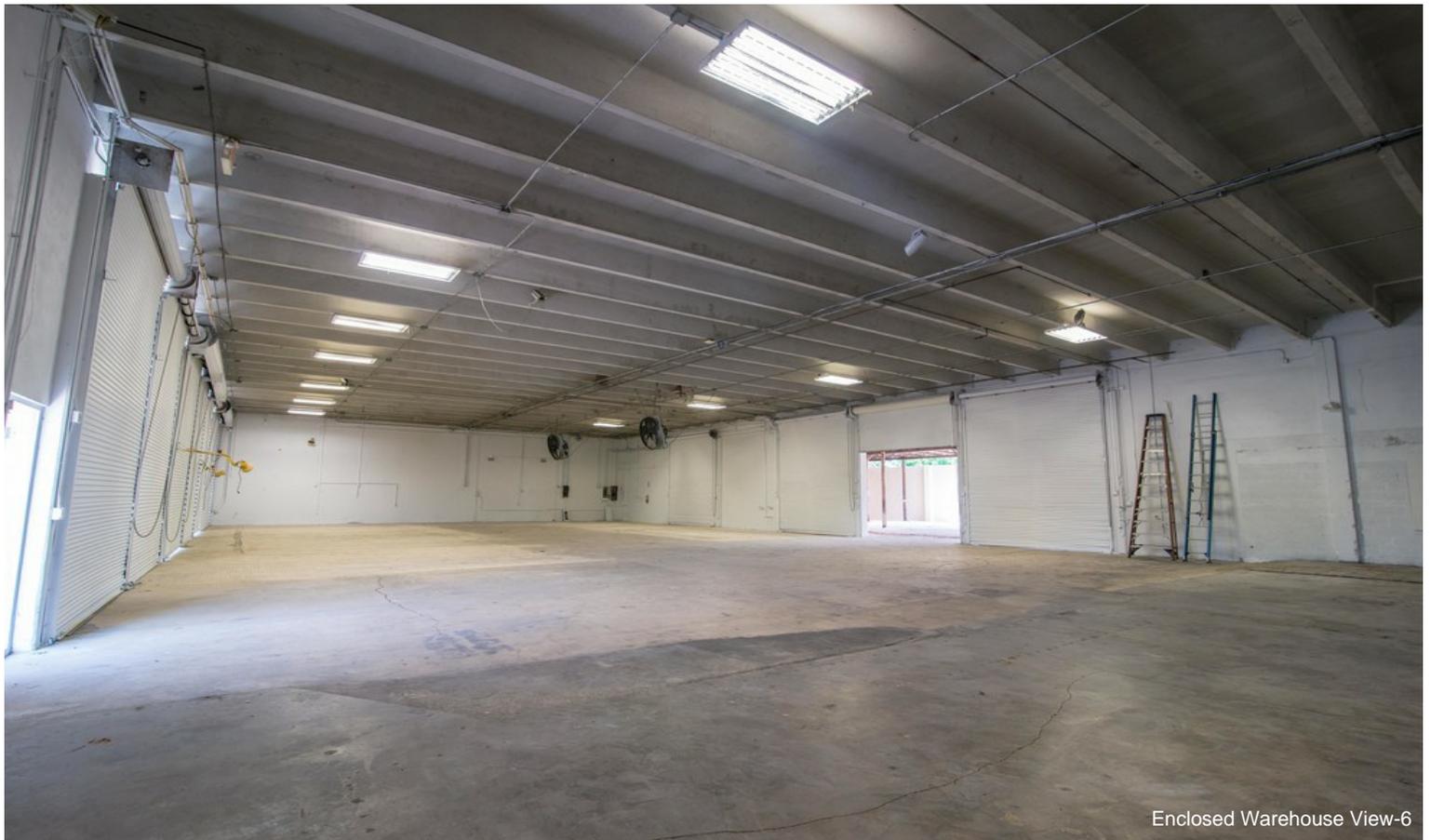
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Great opportunity for a 6,600 sq.ft. column free warehouse with a large 3/4th acre front lot and 3,700 sq.ft. rear covered back area with side vehicle entry and 1,500 sq.ft of office space, all residing on a 1.24 acre property. The warehouse is conveniently located 2 miles away from Interstate-95 and 5.5 miles from the Florida Turnpike and 7 miles from Palm Beach International Airport. A prime property for industrial storage and distribution and similar style businesses that are suitable for Commercial General zoning.

# Property Photos



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Enclosed Warehouse View-6

# Property Photos



# Property Photos

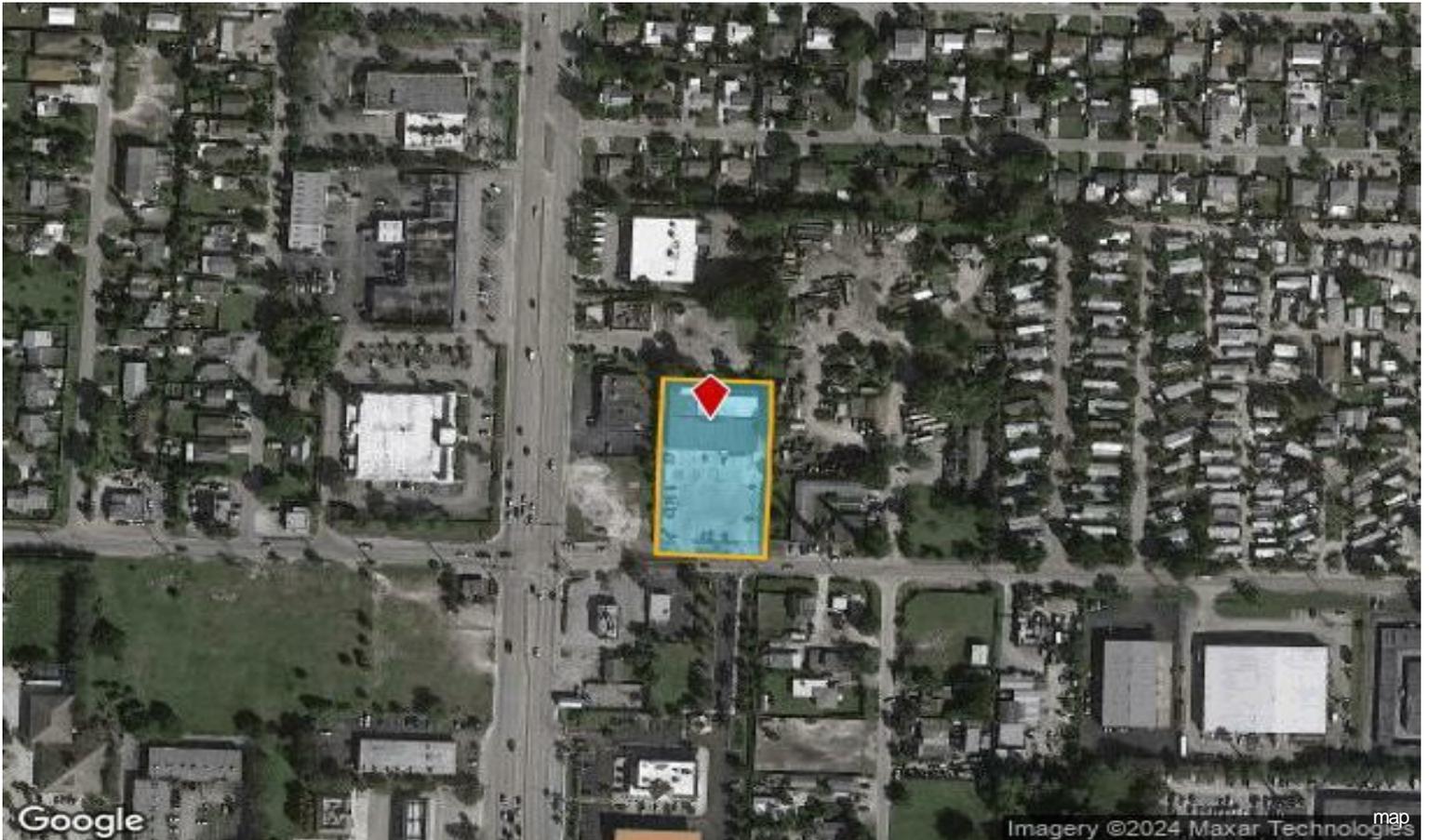


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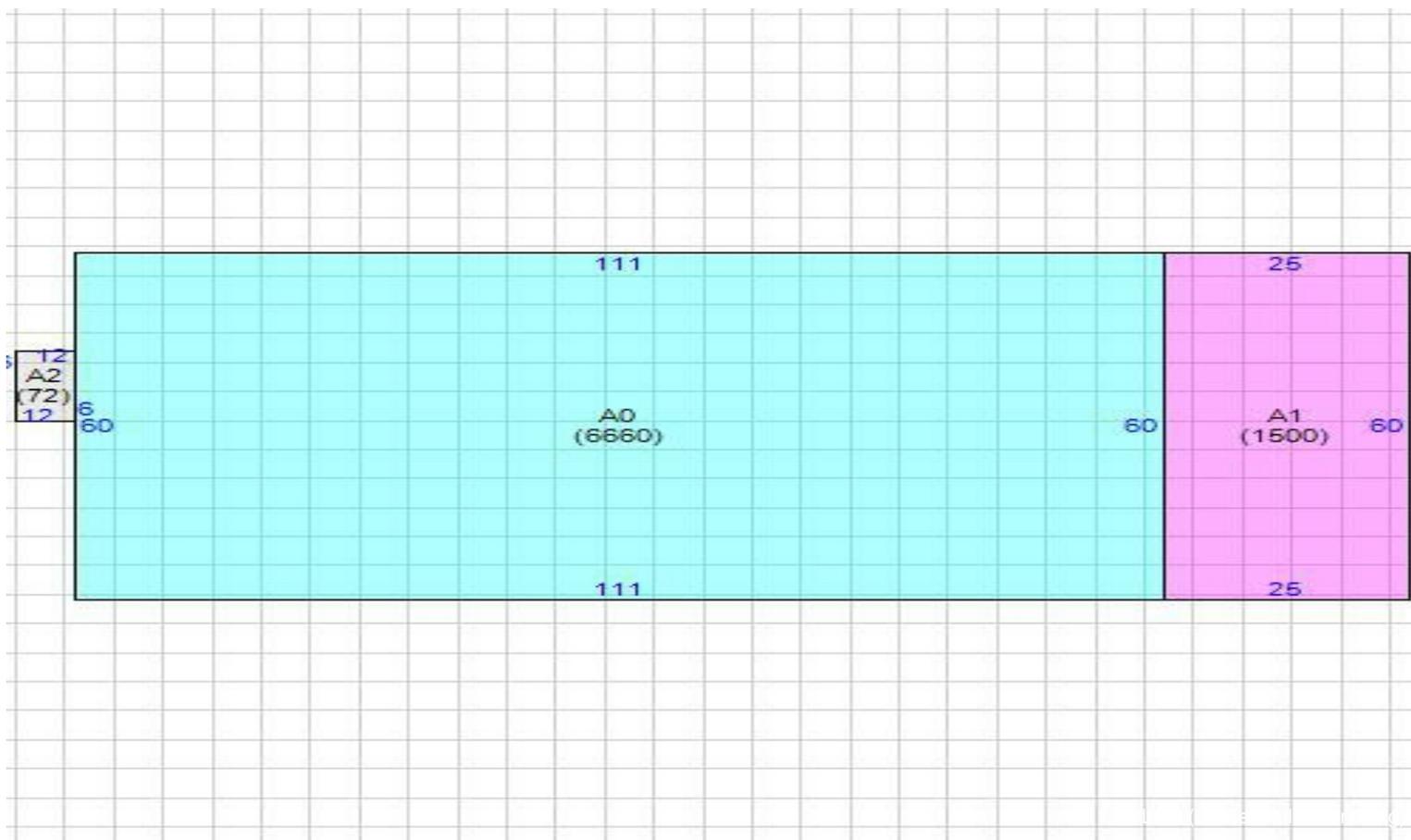


Arial View

# Property Photos



# Property Photos



# Property Photos



# Property Photos



# Property Photos



Enclosed Warehouse View-5



Entrance Gate

# Property Photos



Entrance Gate



Exterior View

# Property Photos



Exterior View



Front Area

# Property Photos



Exterior View



Office

# Property Photos



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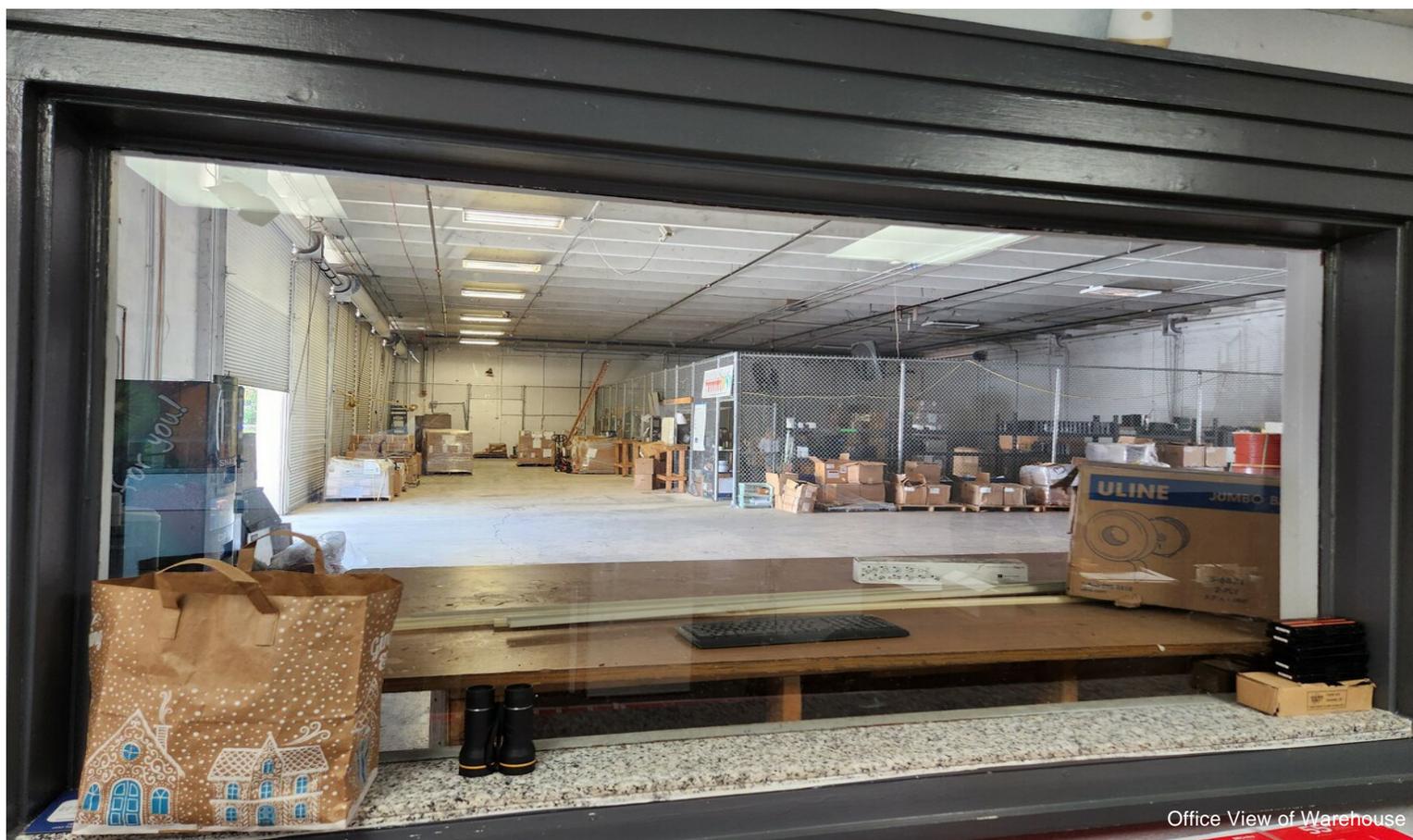


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# Property Photos

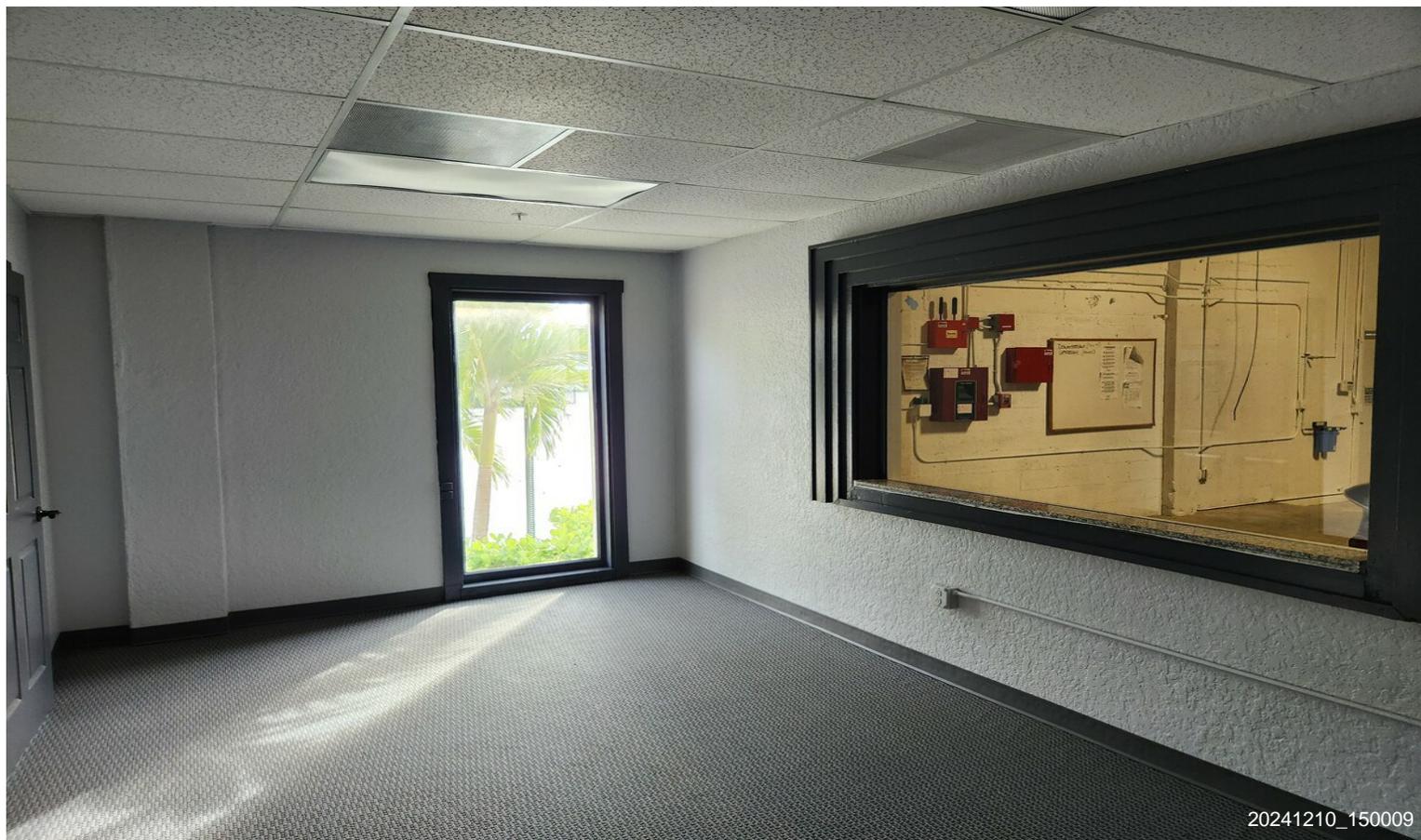


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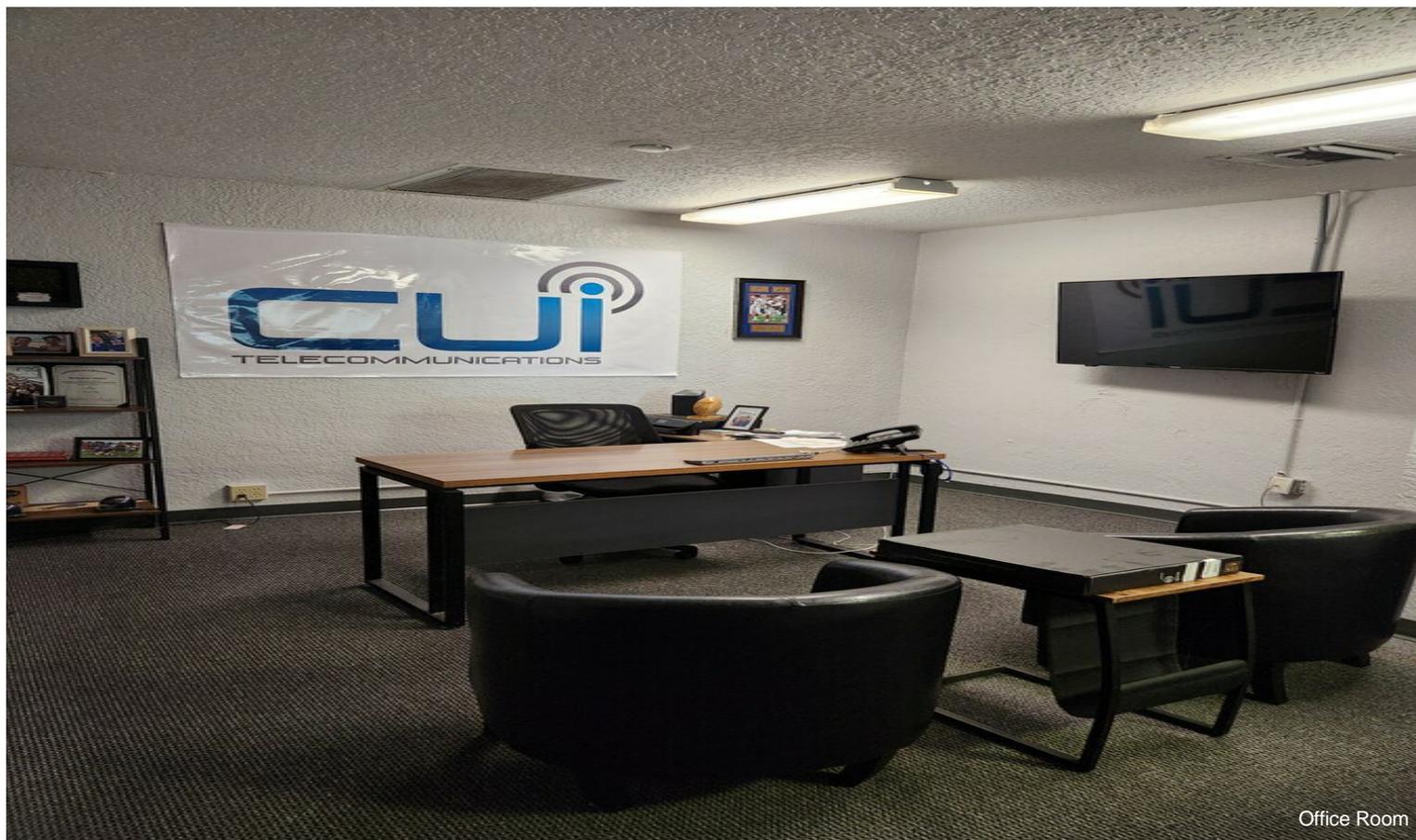


Office View of Warehouse

# Property Photos



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Office Room

# Property Photos



# Property Photos



# Property Photos



Building Photo



Building Photo

# Property Photos

