

1205-1421 Hill Avenue
Mangonia Park, Florida



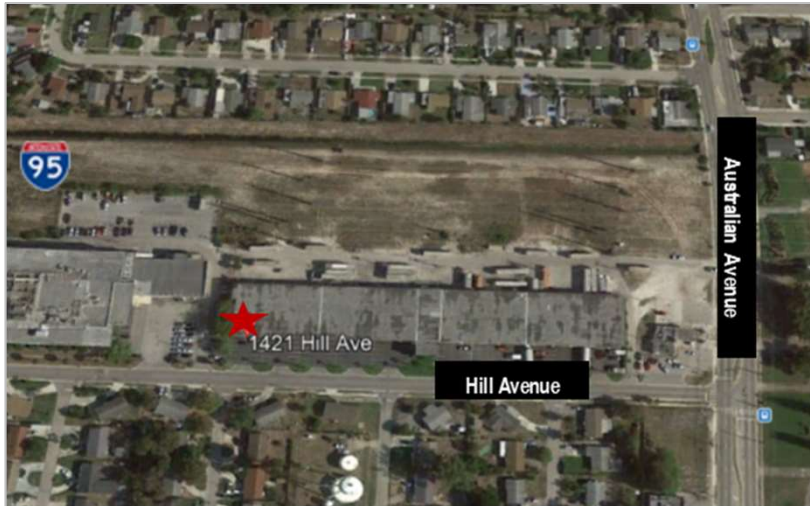
Offering Summary
FOR LEASE

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 45th 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 offices totaling 550 square feet (35' x 15.5')—an executive office with private restroom and shower, an employee breakroom, an employee restroom, and a new wash sink.

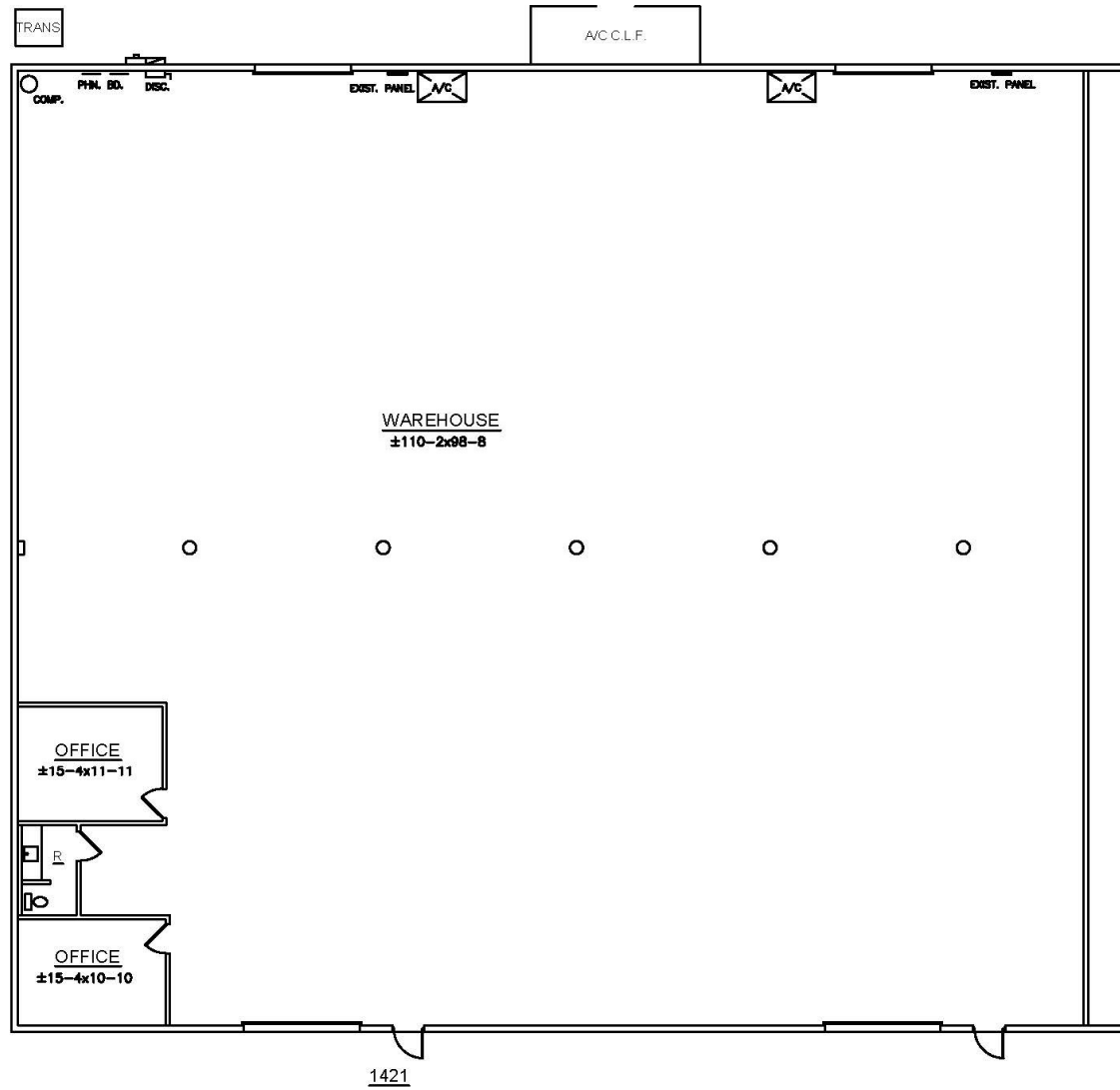
Overhead Doors: The suite has two rear 12'x12' overhead doors and two front 12'x14' grade-level doors.

Electric: 3-phase, 800 Amps total

Air Conditioning: At Tenant's option, the warehouse space can be 100% air-conditioned with two large air conditioning units.

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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