

WAREHOUSE/ OFFICE FOR LEASE



BLOCH & NEIVA
REALTY



Bloch & Neiva Realty presents an excellent opportunity for businesses in Delray Beach, FL. This free-standing office building spans $\pm 4,257$ SF total area, with $\pm 2,500$ SF dedicated to office space. The property offers direct access to S Dixie Hwy and boasts 20 parking spaces.

Inside, the building includes a reception area, multiple offices, meeting/storage rooms, a conference room, a kitchen, one bathroom with a shower and a tub, and one half bathroom. The property is equipped with three HVAC units, including two new ones with NEST thermostats, and a comprehensive alarm system

Recent upgrades include a new roof, new gutters, a new main electrical panel, all new windows, a new rolling door with exterior keypad, and new exterior wall panels where needed. The entire exterior and the interior of the open bays/warehouse have been recently painted. The front overhang features new wood-like panels.

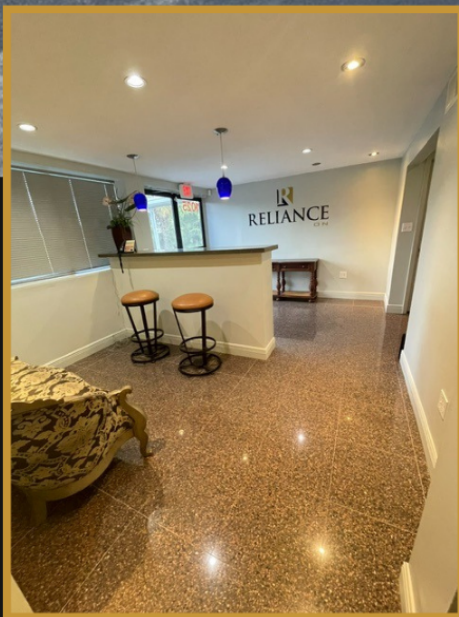
Security enhancements include four exterior cameras at each corner of the building, two new Ring cameras, an updated alarm system, new remote control Yale door locks, and new flood lights. Additional landscaping and an updated irrigation system enhance the property's exterior.

Professionally maintained, this office space is perfect for small businesses seeking a prime location with ample amenities.

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New roof



Two levels



Parking up to
20 spaces



New windows



±4257 SF/ flex
space



Tenancy multi

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1025 South Dixie Hwy, Delray Beach, F 33483



Property Features:

- Spacious warehouse
- Meeting offices
- Complete kitchen
- 1.5 Bathrooms
- Parking up to 20 spaces



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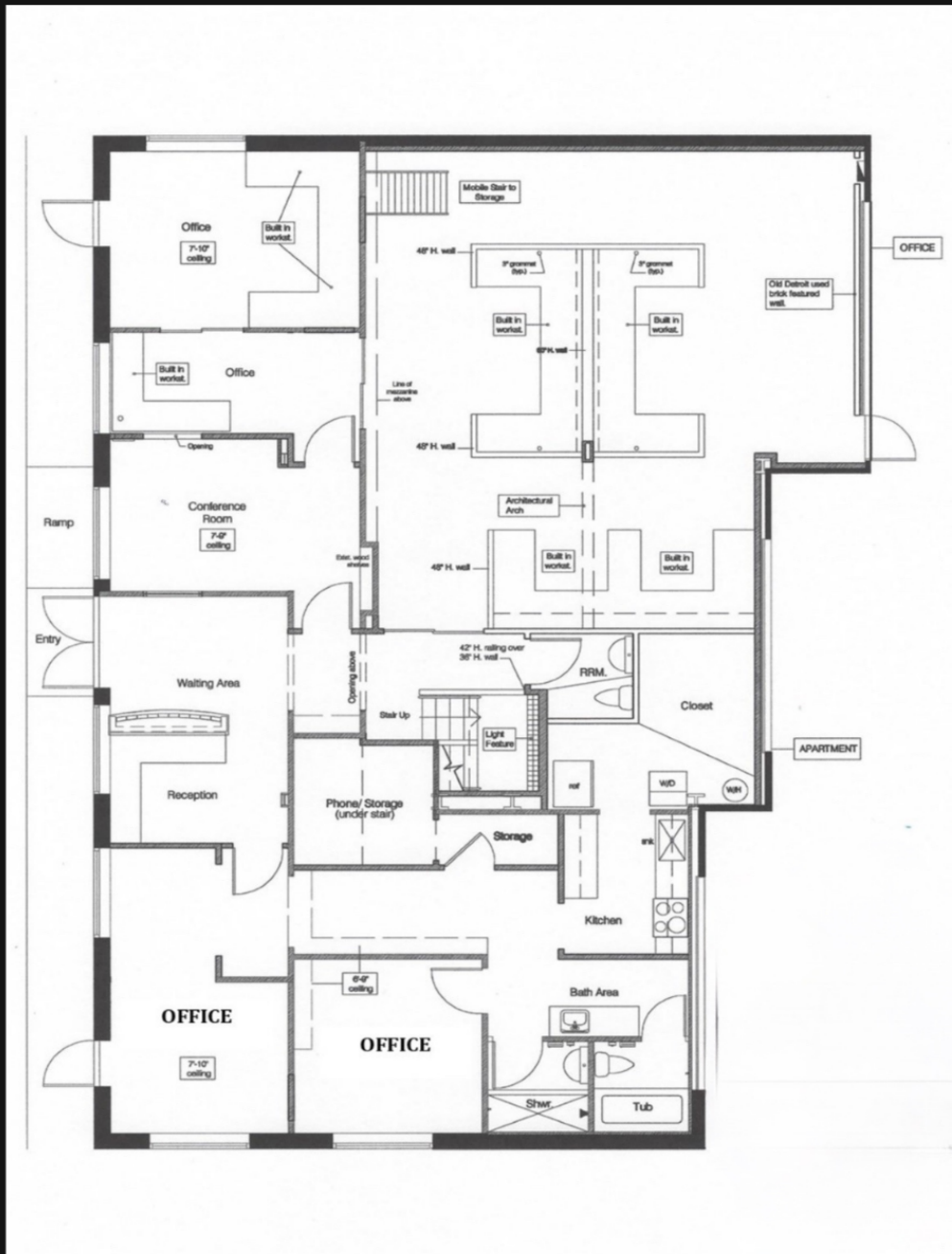
CESAR NEIVA

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Architectural plants: Ground Floor



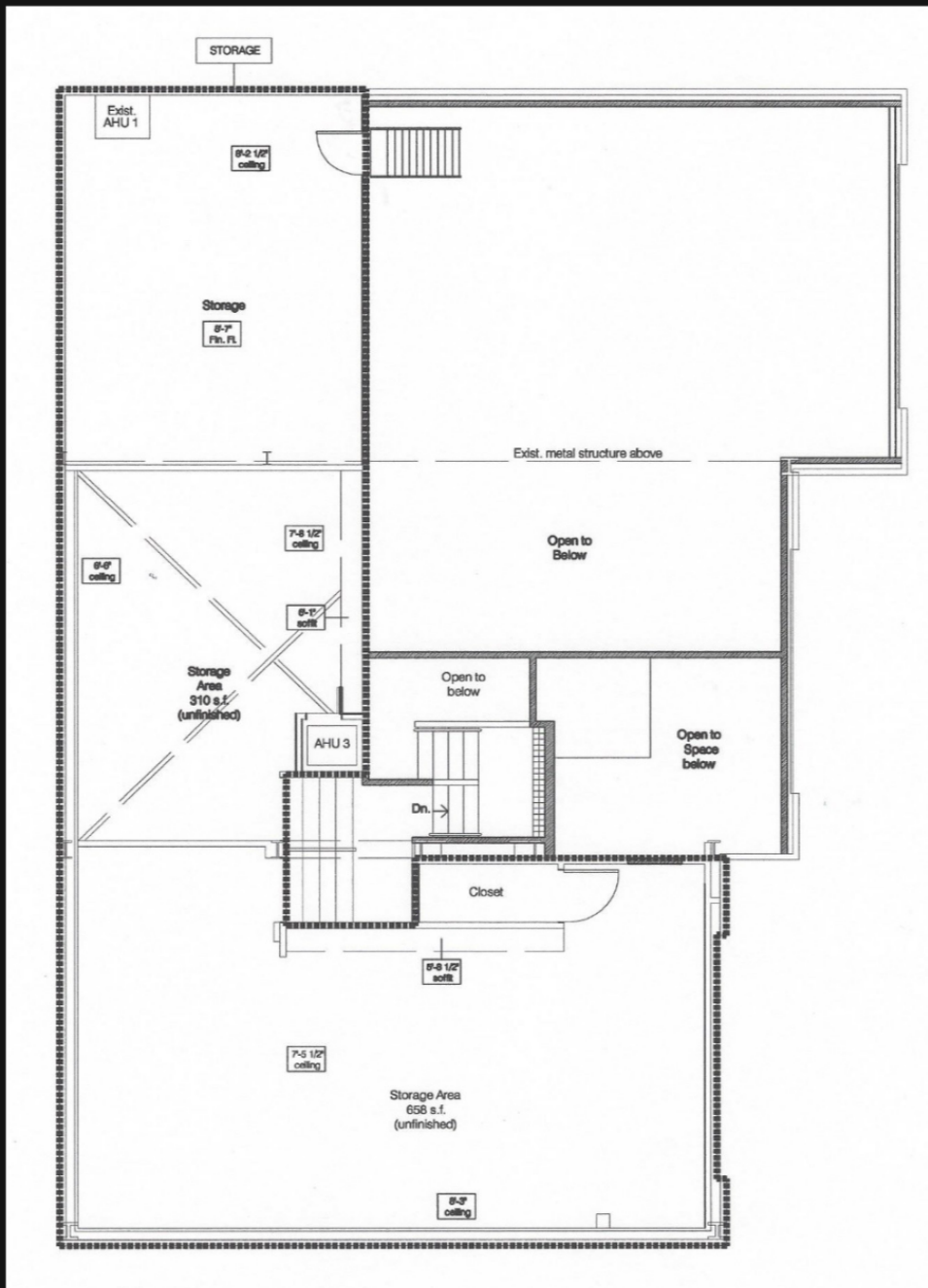
AVAILABLE SQUARE FOOTAGE
Ground Floor +/- 1300 sqft
Second Floor +/- 1200 sqft
TOTAL +/- 2500 sqft

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Architectural plants: Second Floor



AVAILABLE SQUARE FOOTAGE
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Second Floor +/- 1200 sqft
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Survey



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