

# MULTI-TENANT INDUSTRIAL COMPLEX FOR LEASE

8111 GARDEN ROAD, RIVIERA BEACH, FL 33404

**REICHEL**

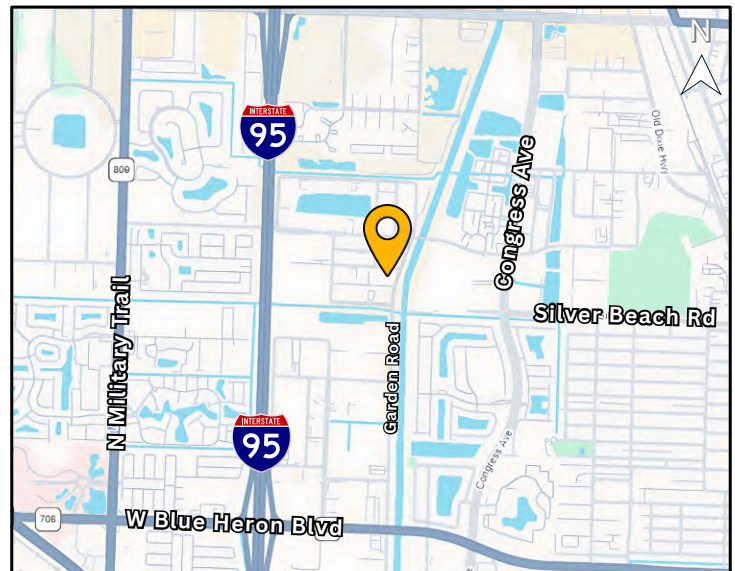
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## FOR LEASE - DOVER CENTER



### Property Highlights:

- 12-unit industrial complex totaling 24,000 ± SF.
- Building features CBS construction and a double-tee concrete and built-up roof system.
- All units have 12' wide x 14' high overhead doors.
- Great location located on the SW corner of Garden Road and Fiscal Court.
- Located in Central Industrial Park North subdivision in Riviera Beach, Florida.
- Lease price: \$18.00 psf modified industrial gross plus electric.



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## PROPERTY INFORMATION SUMMARY

<b>Property:</b>	12-unit office/warehouse project for lease. The building features CBS construction with a double-tee concrete roof system and 17' clear height. Most units have glass storefronts and are front loaded. Each unit has at least one 12' wide x 14' high overhead door. The entire complex was recently repainted.
<b>Location:</b>	Located in Central Industrial Park North subdivision. Excellent frontage directly on Garden Road. Located on the Southwest corner of Garden and Fiscal Court.
<b>Zoning:</b>	(IL) Light Industrial, Palm Beach County. This zoning allows a variety of light industrial uses. Ideal for personal storage, car storage, a small service business or any use permitted in the Light Industrial District.
<b>Current Availability:</b>	<p>Unit E: 2,834 ± SF. Space has one large open office, a showroom and reception area, one bathroom, and the balance of the space is open warehouse. There is one 12' x 14' high overhead door. Unit fronts Garden Road. \$4,251.00 per month plus electricity and sales tax (currently zero percent).</p> <p>Unit G: 1,890 ± SF: Space has one office, balance warehouse. There is one 12' x 14' high overhead door. Unit fronts Fiscal Court on the north side of the building. \$2,835.00 per month plus electricity and sales tax (currently zero percent).</p>
<b>Lease Price:</b>	\$18.00 psf modified industrial gross plus electric.

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## PHOTOS



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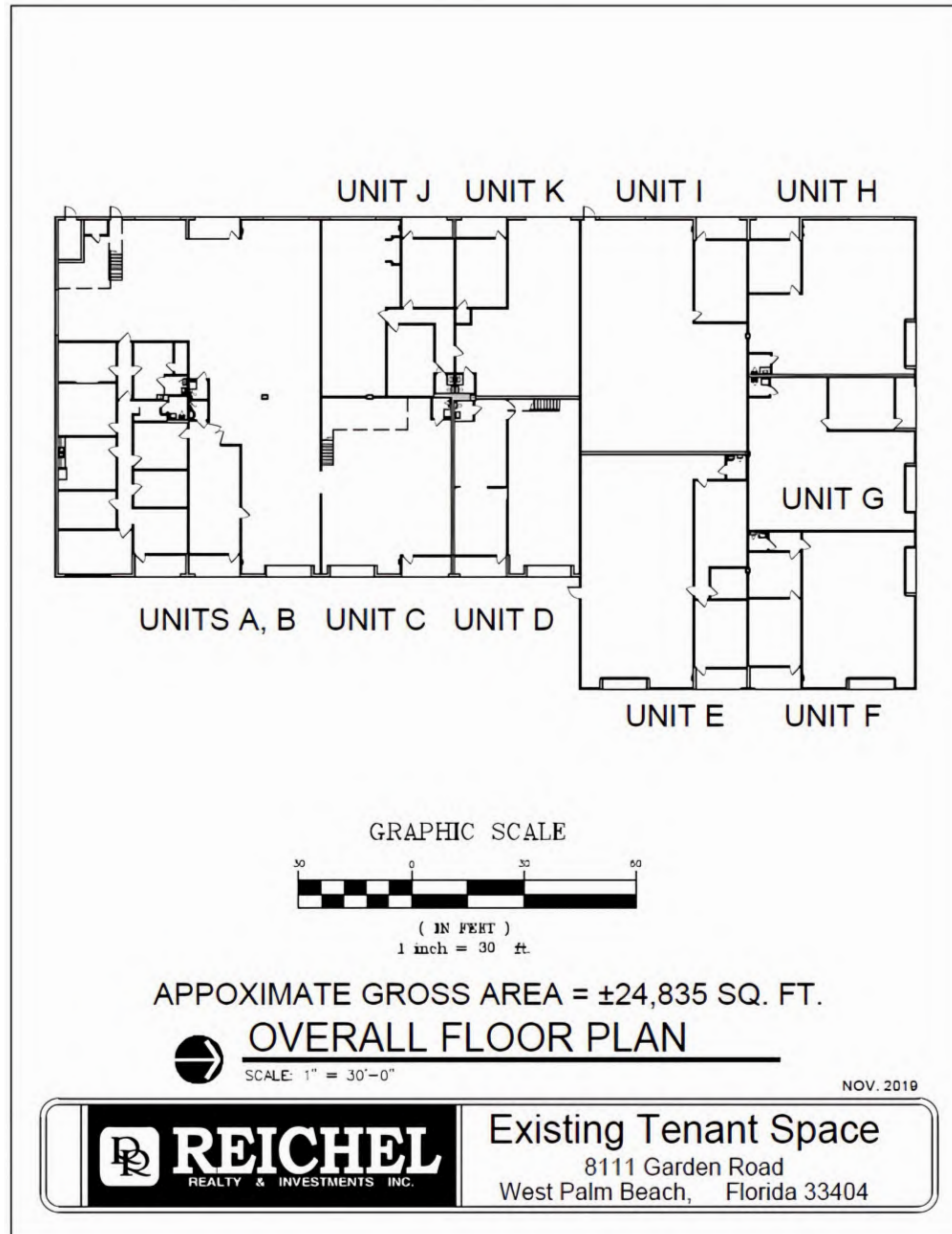
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## FLOOR PLAN



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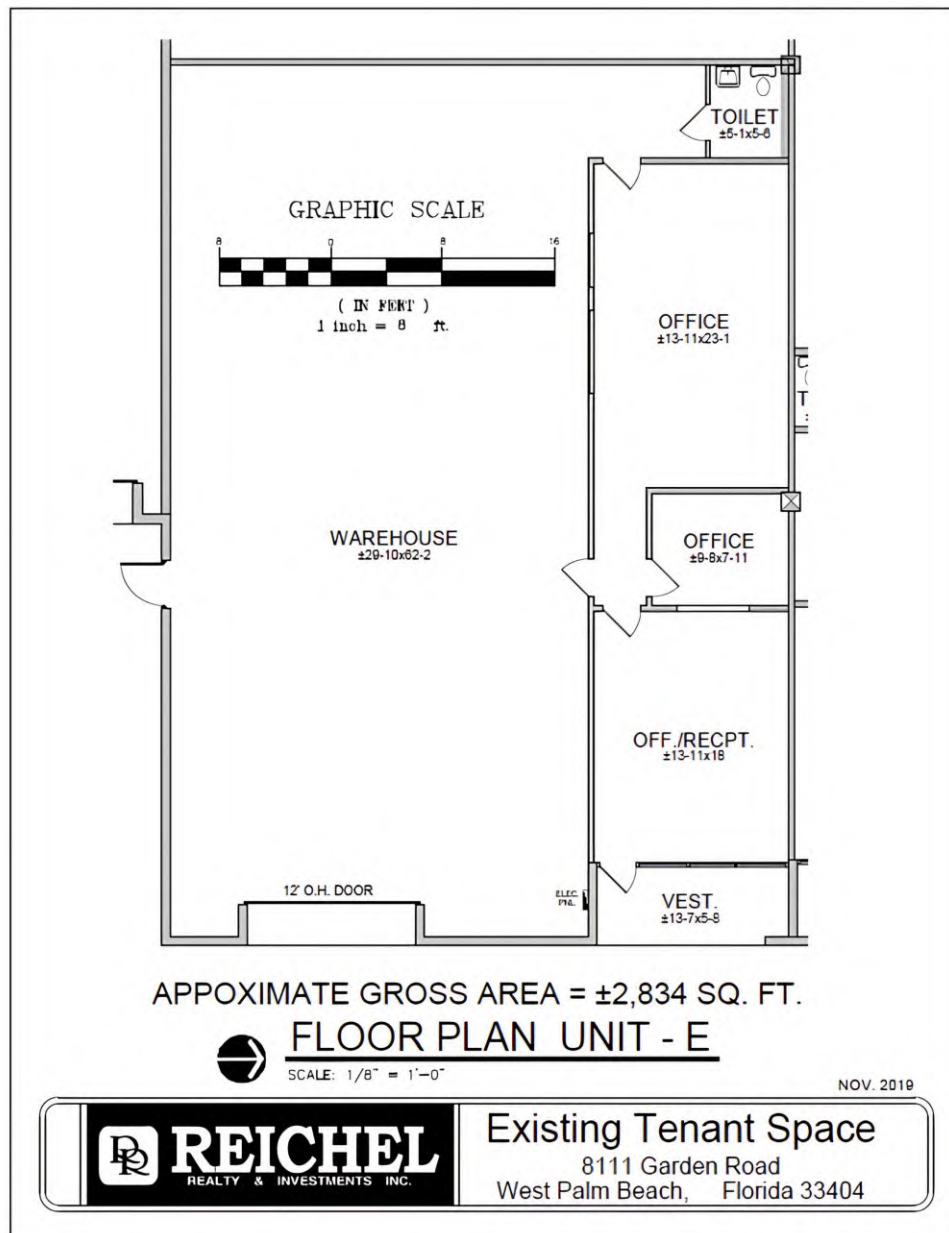
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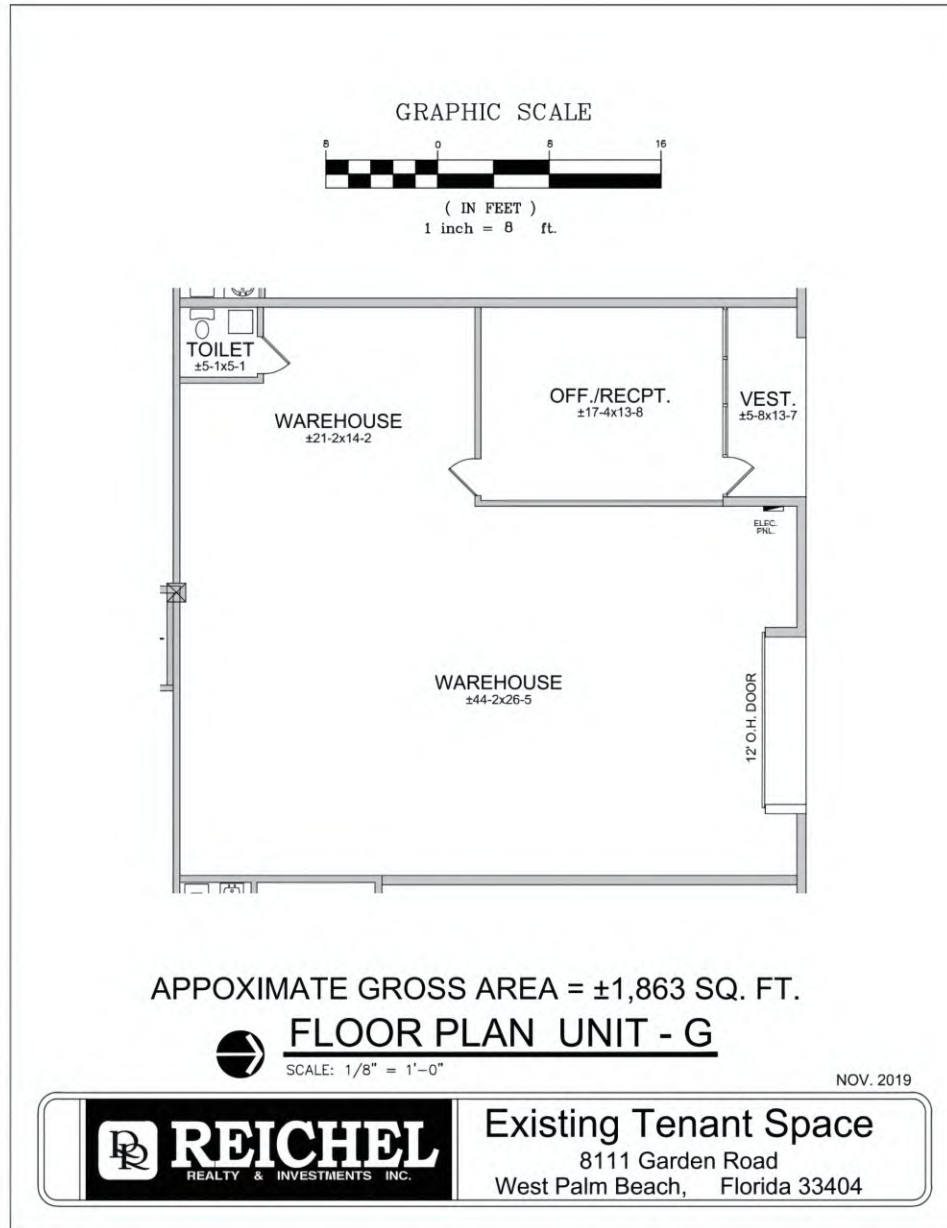
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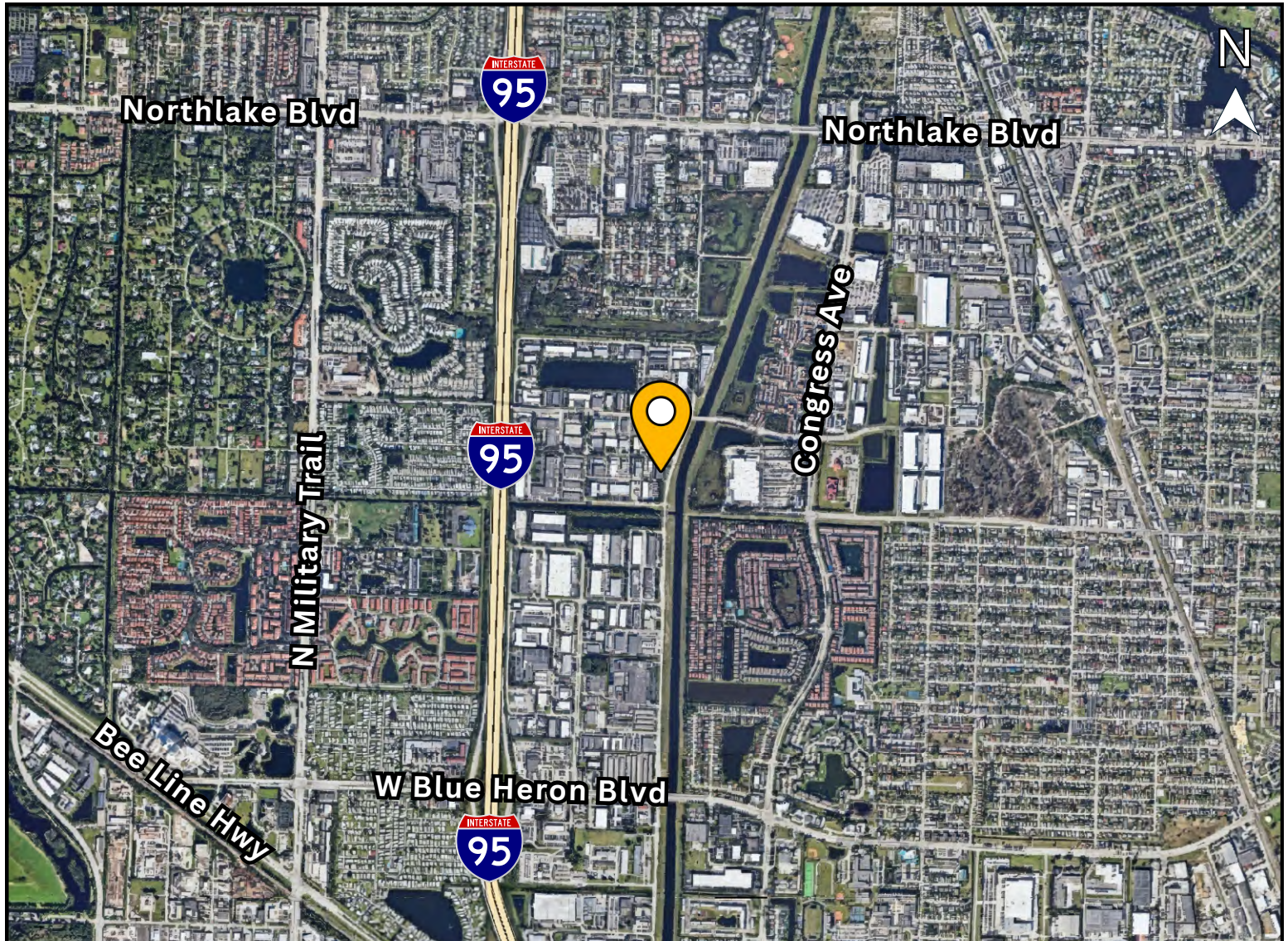
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## MAP



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