

**AVISON  
YOUNG**



The Boca Raton  
Golf Club



Royal Palm  
Yacht & Country Club

**MIZNER PARK**

US-1 Federal Hwy

Dixie Hwy

Palmetto Park Rd

NW 2nd St

NW 3rd St

NW 2nd Ave

NW 4th St

brightline

Brightline  
Boca Raton Station



**For Sale**

12,315 SF OFFICE WAREHOUSE | 0.75 ACRE SITE  
NEAR DOWNTOWN BOCA RATON

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Click to view  
property video





# Covered land play opportunity

## Executive summary

Avison Young is pleased to exclusively offer for sale the Boca Color Graphics property, in the heart of downtown Boca Raton. The address is 139 NW 3rd Street, Boca Raton, 33432.

The .75 acre site is improved with a 12,315 SF office warehouse, housing Boca Color Graphics. The site is located mid-block, directly across the street to the south from the new Brightline - Boca Raton station and the new Boca Raton Library. It is also directly across the street to the north, from Boca Raton Planning and Zoning.

This site offers an amazing location in East Boca Raton. The office warehouse is 100% air conditioned and would be ideal for a variety of uses, including owner occupied, "man cave" or investment as a "piece of the puzzle" for redevelopment. The site offers ample parking and loading areas for delivery.

## Property information


Address	139 NW 3rd St/140 NW 4th St Boca Raton, FL 33432
Parcel Number	06-43-47-19-31-003-0040
Building Area (SF)	±12,315 SF
Land Area (SF)	±32,683 SF (0.7503 Ac.)
Parking	25 spaces with ample loading area
In-place Zoning	LB - Civic Center and Limited Business
Year built	Building 1 - 1973   Building 2 - 1998







# Location Overview - facing west




 Boca Raton City Hall


 Boca Raton Community Center

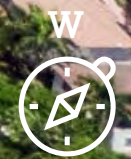
 Boca Raton Building Administration and Code Enforcement

 Downtown Boca Raton Library

 Boca Raton Police Department



 Brightline Boca Raton Station





# Additional Photos





If you would like more information about this offering,  
please get in touch.

## The Team

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Visit us online  
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