

WEST ATLANTIC BUSINESS CENTER

W. ATLANTIC AVENUE
DELRAY BEACH, FL 33446

FOR LEASE

PHASE I - CLASS "A" SMALL BAY | DISTRIBUTION WAREHOUSE SPACE

BUILDING A ■ 25,044 SF

BUILDING B ■ 44,439 SF

SPRING 2025 DELIVERY



No warranty or representation is made to the accuracy of the foregoing information. Terms or sale or lease or availability are subject to change or withdrawal without notice.

PROPERTY FEATURES



West Atlantic Business Center is located at the SE quadrant of Atlantic Avenue and SR-7/441 in Delray Beach, (South Florida). Providing excellent access to major South Florida road arteries such as I-95, Florida Turnpike and SR-7/441. Ideal location for HQ distribution/warehouse/contractor users looking to relocate in Central Palm Beach County.

BUILDING A

| | |
|------------------------------|---|
| Property Type: | Small bay distribution warehouse-grade level loading |
| Total Size: | ±25,044 SF |
| Space Available: | ±2,700 SF bays <ul style="list-style-type: none">• ±500-800 SF office• ±1,800 SF warehouse |
| Building Depth/Width: | 85' deep x 293' wide |
| Docks: | (9) 12'w x 14'h drive in |
| Parking: | 44 spaces |
| Sprinklers: | ESFR Sprinklers |
| Clear Height: | 18' Clear height |
| Column Spacing: | 32' 6" w x 42' d |
| Availability: | Spring 2025 |
| Power: | 480 volt, 3-phase |
| Zoning: | IPOC -Industrial Park |
| Rate: | Call for details |

BUILDING B

| | |
|------------------------------|---|
| Property Type: | Small bay dock high loading |
| Total Size: | ±44,439 SF |
| Space Available: | ±6,300 SF bays <ul style="list-style-type: none">• ±1,200 SF office• ±4,900 SF warehouse |
| Building Depth/Width: | 135' deep x 318' wide |
| Docks: | (7) 9w x 10h loading doors |
| Parking: | 65 spaces |
| Sprinklers: | ESFR Sprinklers |
| Clear Height: | 20' Clear height |
| Column Spacing: | 46'-6" w x 45' d |
| Availability: | Spring 2025 |
| Power: | 480 volt, 3-phase |
| Zoning: | IPOC -Industrial Park |
| Rate: | Call for details |

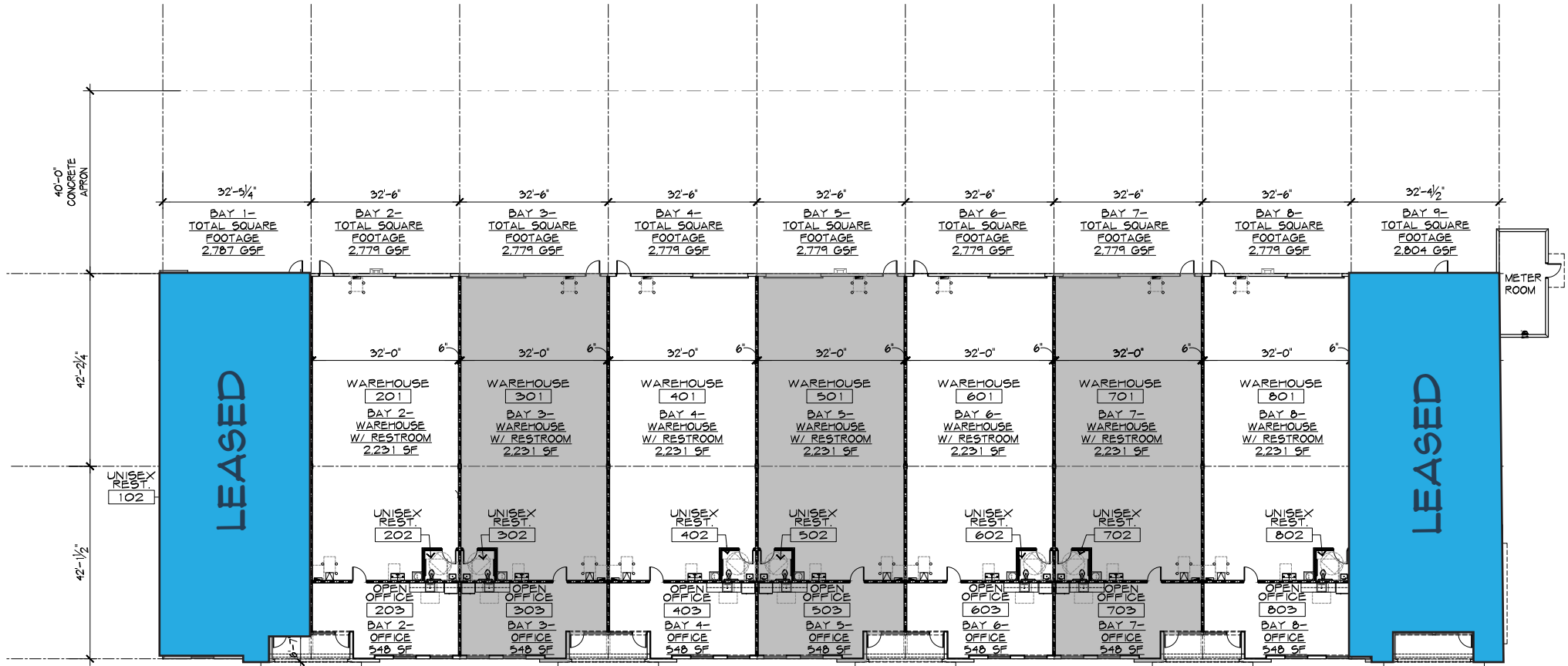
PHASE I - SITE PLAN



BUILDING
SITE PLAN



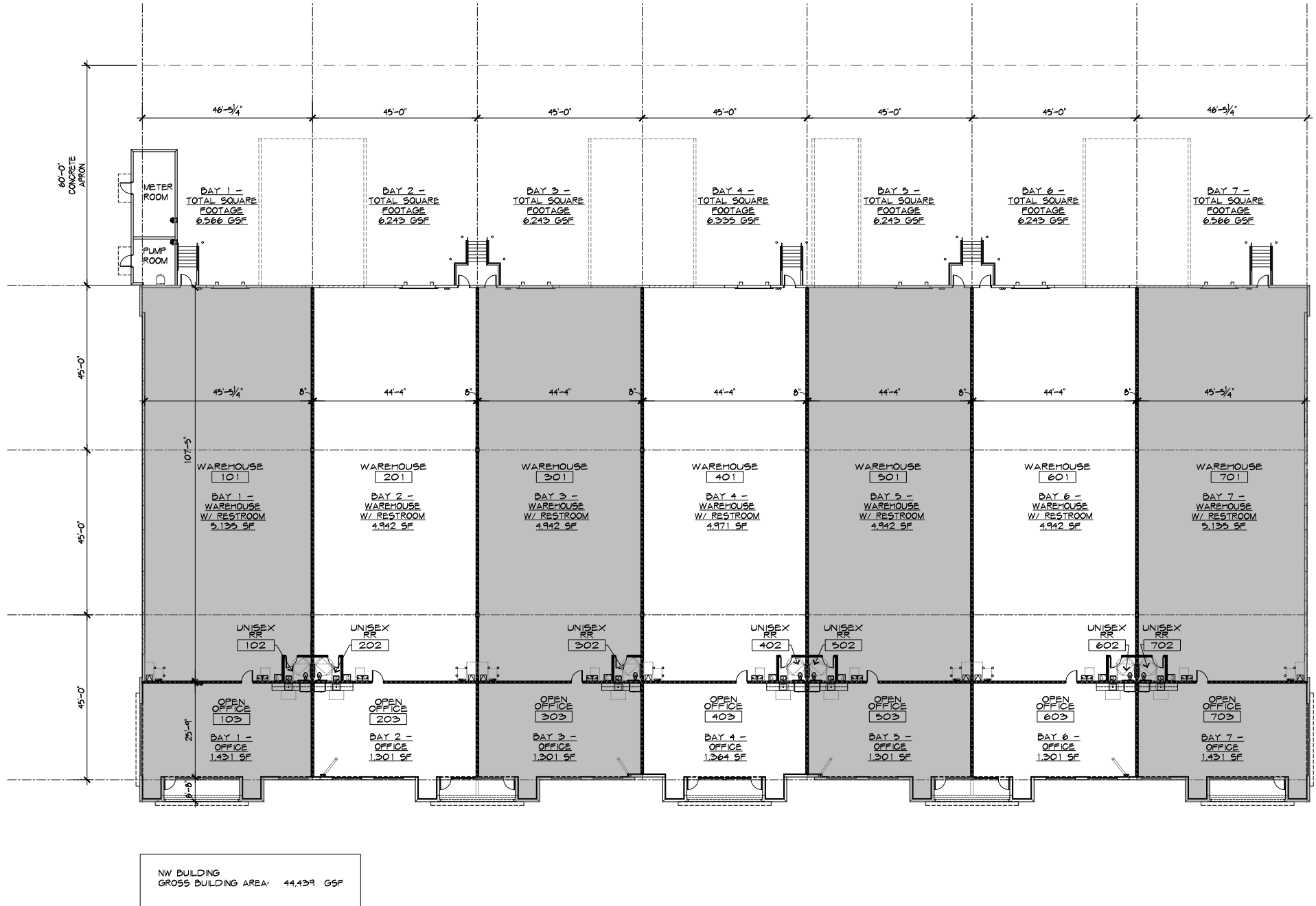
BUILDING A - FLOOR PLAN



NW BUILDING
GROSS BUILDING AREA: 25,044 GSF

$\frac{1}{1/16"=1'-0"}$ OVERALL FLOOR PLAN

BUILDING B - FLOOR PLAN



LOCATION MAP



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