

WAREHOUSE / FLEX SPACE FOR LEASE

6409 2nd Terrace, Key West, FL 33040 · Unit #5



\$2,875 / Month

Base \$2,500 + 15% CAM + Utilities
MOVE IN READY

UNIT SIZE

20' W × 40' D

ROLL-UP DOOR

10' x 12'

CLEAR HEIGHT

20' Front / 18.5' Rear

MEZZANINE

20' × 17' (Included)

UNIT FEATURES & BUILD-OUT

- Air Conditioned Throughout
- Mezzanine Level: 20' × 17' (340 SF)
- Private Office / Closet: 6.5' × 6.5'
- Small Kitchen / Breakroom
- Roll-Up Door: 10' W x 12' H
- High Bay Lighting
- Concrete Slab Floor (Ground Level)
- Luxury Vinyl Plank (Upstairs Office)
- Ample Electrical — Panel Included

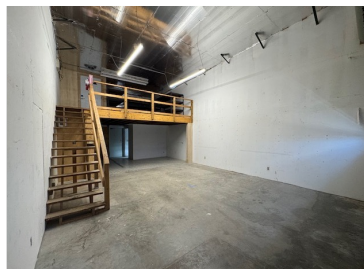
LEASE TERMS

- Base Rent: \$2,500/month
- CAM (15%): \$375/month
- Total Base + CAM: \$2,875/month
- Electric: Tenant sets up direct service with Keys Energy
- Water & Sewer: \$85/month landlord-billed charge

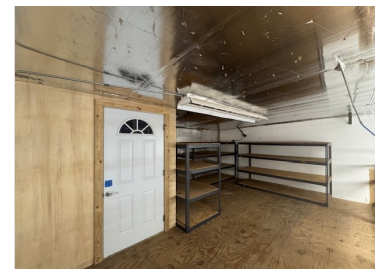
LOCATION

- Key West, Monroe County, Florida
- SW 2nd Terrace Industrial Corridor
- Easy Access — Ground Level Loading

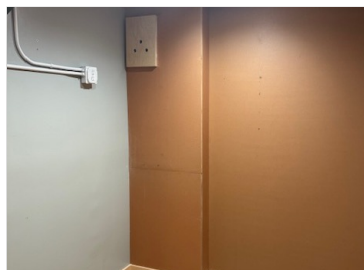
INTERIOR PHOTOS



Main Warehouse



Mezzanine Level



Upstairs Office



Under Mezzanine

ADDITIONAL EXTERIOR VIEWS



South Elevation



Street View

CONTACT TO SCHEDULE A SHOWING

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