

Sublease Available

±1,600 SF

Premier Flex Space with
Drive-Thru Warehouse



Wellington Commerce Park

11320 Fortune Circle, Unit G5
Wellington, FL 33414

Property Features

- Great end-unit, office/warehouse space in the well-known Wellington Commerce Park, with on-site property management
- This climate-controlled unit includes fully built-out office space with tile flooring, private restrooms, two grade-level roll-up doors, and a drive-thru warehouse
- Strategic location near key equestrian venues and businesses, minutes to main roads, near the area's best dining and retail options, and 14 minutes to the Palm Beach Intl. Airport

For More Information:

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Key Features:



Climate-controlled with grade-level doors, 15' ceilings, three-phase power, and drive-thru warehouse



Convenient location near the Florida Turnpike and US-441



Strategically situated near the National Polo Center & Wellington Equestrian grounds



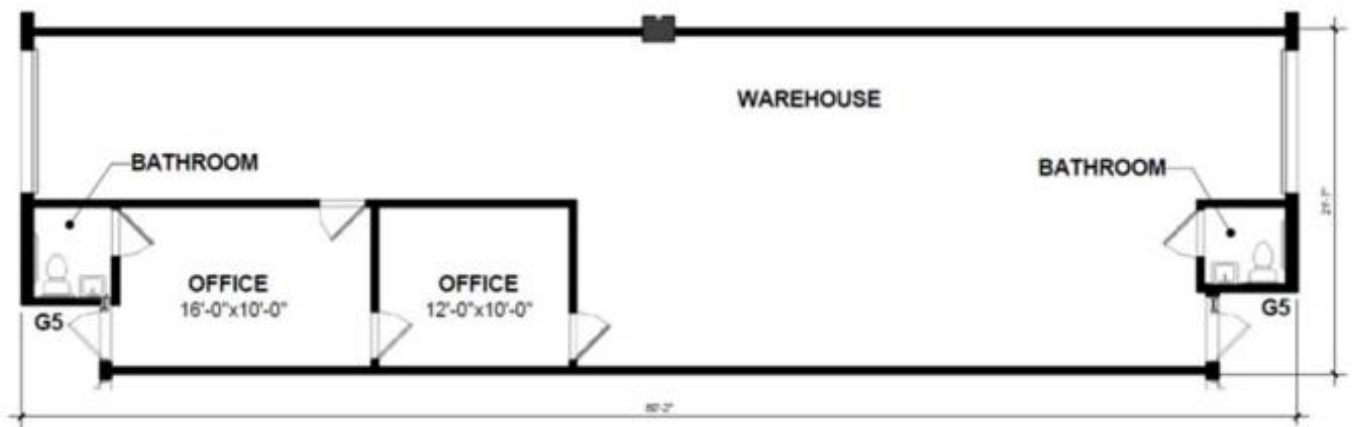
Sublease through September 2026 at the existing tenant rate of \$32.65/SF!

Rate Includes CAM



SUBLEASE: WELLINGTON COMMERCE PARK, UNIT G5

1,600 SF Office/Warehouse Space Now Available



Prime Flex Space in the Heart of Wellington

Versatile Layout: Ideal mix of office and warehouse space for both administrative and operational needs.

Ample Storage: Expansive warehouse area suitable for diverse storage or industrial use.

Convenient Facilities: Two bathrooms strategically placed to support office and warehouse staff.

Functional Design: Office spaces offer privacy with easy access to the warehouse.

Great Accessibility: Roll-up doors enable convenient drive-thru access for loading and unloading.



Demographics:	1 Mile	3 Miles	5 Miles
Total Population	4,279	62,825	143,735
Avg. HH Income	\$192,061	\$159,891	\$139,794
Households	1,576	22,397	53,827

Call today for more information!

 **561 471 8000**

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