

INDUSTRIAL SPACE FOR LEASE

# 1530 W 53rd Street

MANGONIA PARK, FL • 33407



## PROPERTY OVERVIEW

Square Footage Available	18,235 sf
Office/Mezzanine	5,124 sf (28.6%)
Loading Doors	Two (2) Grade Level
Property Type	Light Industrial/Flex
Zoning	Industrial

## PROPERTY FEATURES

- + Recently renovated offices
- + Conference room, full kitchen, & renovated restrooms
- + 11,000 sf secured fenced yard
- + Warehouse totaling 13,021 sf with clear heights ranging from 16'11" to 19'2"

## LOCATION

- + Conveniently located 2 miles east of I-95 off of 45th St
- + Situated in Mangonia Industrial Park
- + Less than a half mile walk to Tri-Rail

For additional information, contact:

**Marty Busekrus, SIOR, CCIM**  
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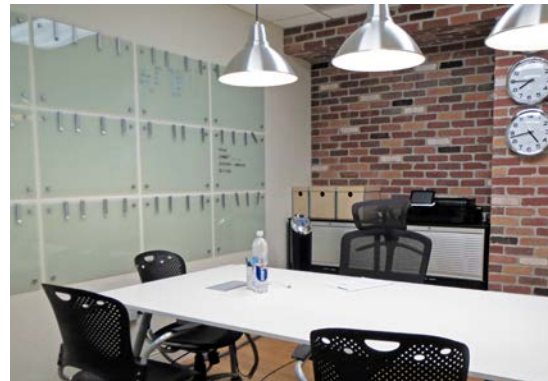
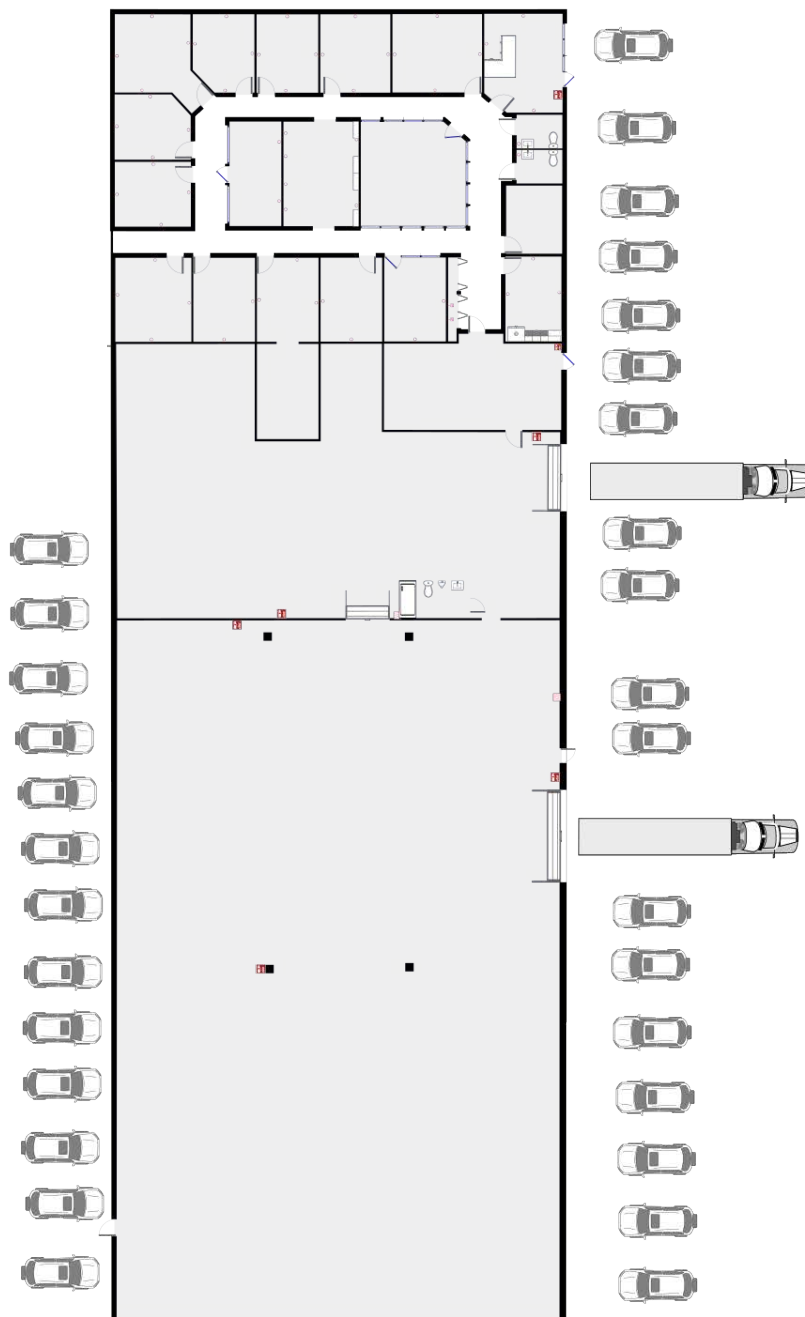
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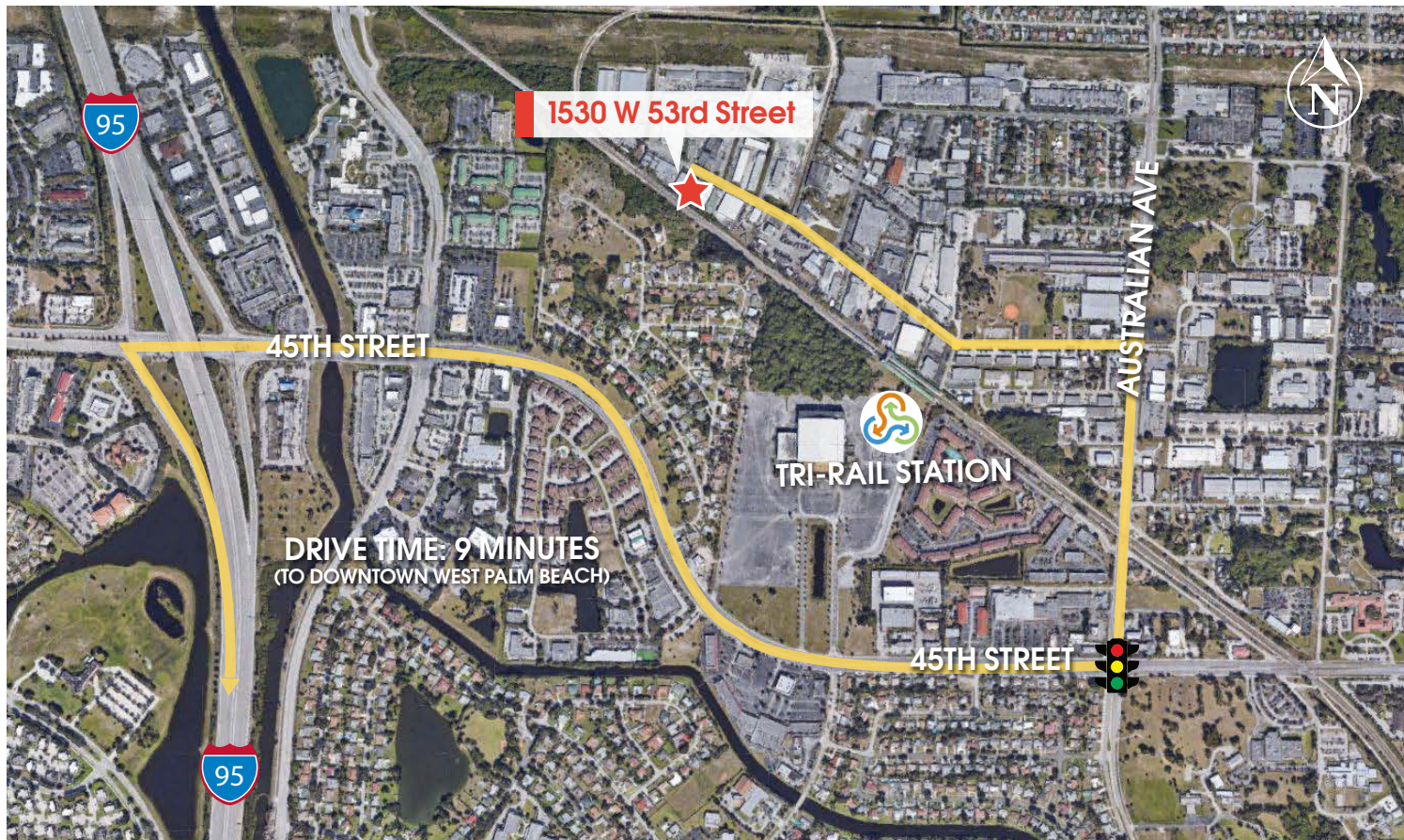




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