CORNERSTONE
Realty, Inc.

11,533 SF OFFICE / WAREHOUSE WITH SECURED YARD
1225 OMAR ROAD WEST PALM BEACH, FL 33405

Zoning:	**Industrial**
Property Type:	**Office /Warehouse**
Space Available:	**11,533 SF**
Base Monthly Rent:	**$17,780.04**
Lease Rate PSF Annual:	**$18.50**
Lease Type:	**NNN**

Positioned just off I-95 and minutes from Downtown West Palm Beach and Palm Beach International Airport, this versatile property offers an exceptional combination of office and industrial space in a highly strategic location. The site features an 8,006 ± SF two-story office building paired with 3,527 ± SF of warehouse and storage area, creating an ideal layout for engineering, architectural, or construction-related firms seeking a professional office presence with some warehouse/storage capabilities.

The property includes an enclosed, secured yard suitable for fleet parking, equipment storage, or material laydown—an increasingly rare feature in this submarket. The warehouse components feature (4) overhead doors of varying sizes. (2) 12' x 8' Doors (1) 12' x 11' Door and (1) 8' x 8' Door. Excellent accessibility, strong surrounding infrastructure, and flexible space make 1225 Omar Road a standout opportunity for businesses seeking convenience and visibility in the heart of Palm Beach County.
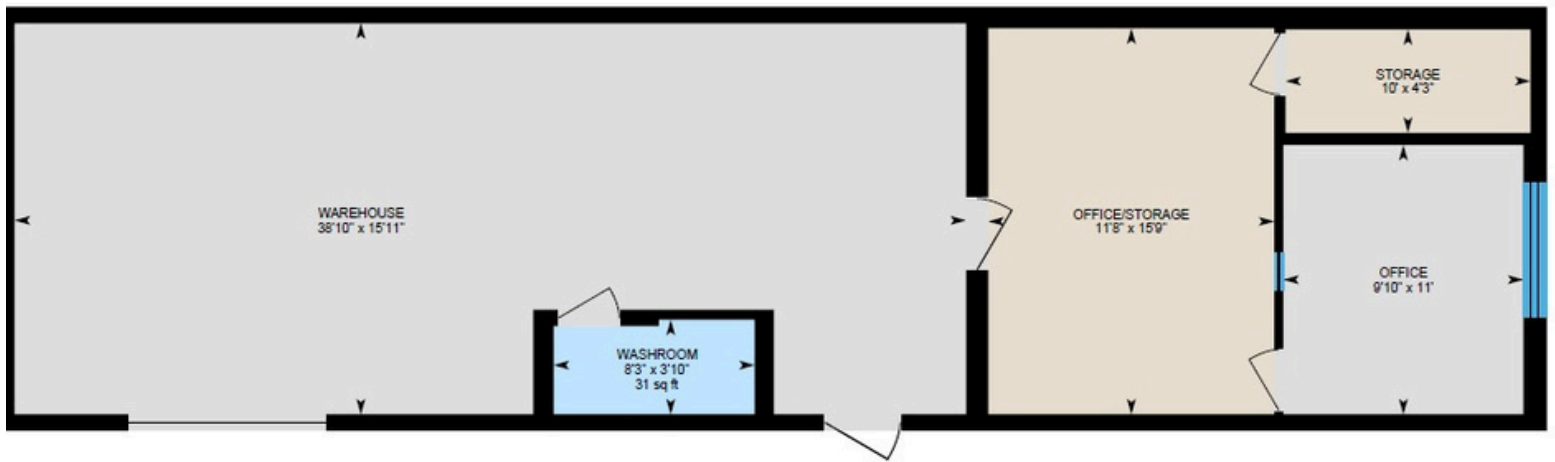
Floor Plan - Main Building - 1st Floor

Floor Plan - Main Building - 2nd Floor
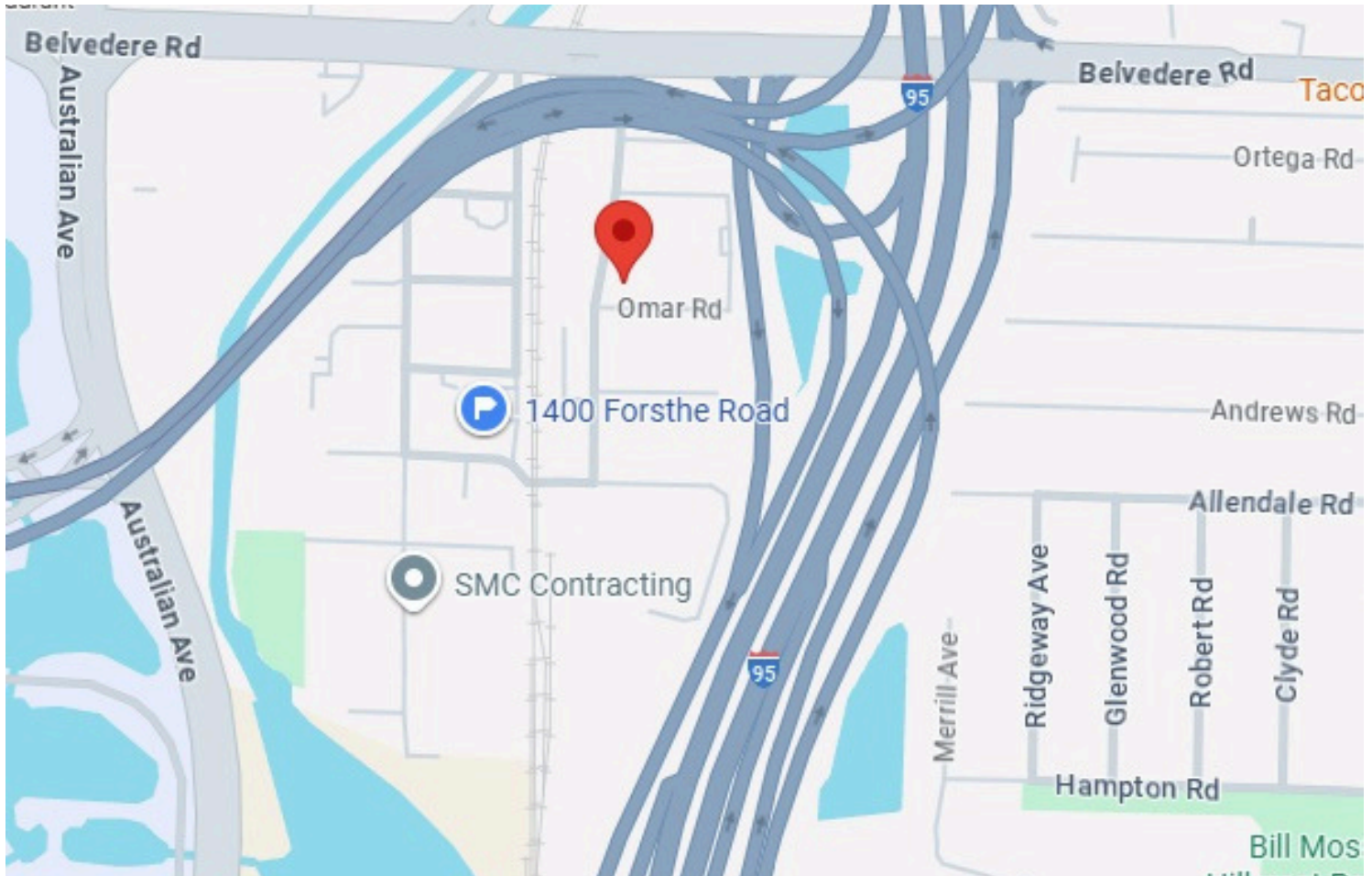
OFFICE
11'8" x 12'2"

OFFICE
15'9" x 14'6"

OFFICE
11'7" x 14'9"

BREAKROOM
11'10" x 21'7"

HALL

OFFICE
12'8" x 9'3"

STORAGE
7'8" x 9'5"

OFFICE
11'8" x 12'5"

WASHROOM
8'9" x 4'6"

HALL

DN

OFFICE
15'5" x 11'7"

OFFICE
25' x 11'6"

OFFICE
9'9" x 9'6"

OFFICE
20'11" x 15'6"

Floor Plan - Secondary Building

WAREHOUSE
38'10" x 15'11"

WASHROOM
8'3" x 3'10"
31 sq ft

OFFICE/STORAGE
11'8" x 15'9"

STORAGE
10' x 4'3"

OFFICE
9'10" x 11'

Great Location! This industrial complex consists of 9 buildings totaling 73,000 sf. The buildings are CBS and metal construction. Each unit has a glass storefront entrance and 14 X 14 foot Grade Level Roll-up Doors. Ceiling heights are 18 to 21 ft Clear. Great Location for a variety of businesses! This complex is located on the east side of Skees Road in between Belvedere Road and Okeechobee Boulevard. Directly across from the Hippocrates Health Institute.

Contact: Devin Schmidt
devin@cri-re.com
561-793-9810

Cornerstone Realty, Inc
8233 Gator Lane, Suite 18 West Palm Beach, FL 33411
(561)793-9810

www.cri-re.com