REICHEL REALTY & INVESTMENTS, INC.

SMALL BAY INDUSTRIAL SPACE FOR LEASE

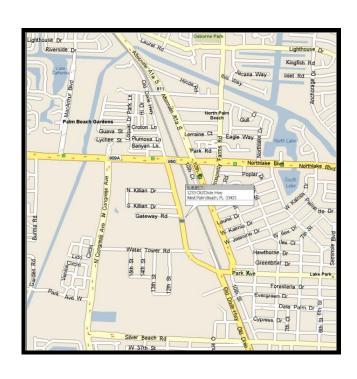


1233 OLD DIXIE HIGHWAY, LAKE PARK, FLORIDA 33403

PROPERTY HIGHLIGHTS:

- 30,000 sf office/warehouse complex for lease.
- Various sizes available from $600 3,600 \pm SF$.
- Three building complex fronting Old Dixie Highway.
- CBS construction with concrete roof system.
- Exceptionally well-maintained property.
- Zoned (C-4) Business District, Lake Park
- Lease Rate: See pricing and availability list.

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Property Information Sheet

Property: 30,750 \pm sf, 3-building, small bay industrial complex for lease. The west

building fronts Old Dixie Highway and those units have storefront entrances. The middle and east buildings are primarily rented to car and storage tenants, hobbyists, and a variety of small businesses. All units have at least one (1) $10' \times 10^{10}$ x

10' overhead door and share common area bathrooms.

Each building has one house electrical meter. Electric is included in rent. Air-

conditioning can possibly be added at Tenant's expense.

Location: Just off Interstate 95 at the Northlake Boulevard exit. Old Dixie Highway is a

signalized intersection east of Interstate 95. This intersection is just west of the

Florida East Coast Railway railroad tracks.

Zoning: (C-4) Business District, Lake Park. Allows office/warehouse or storage type

uses.

*Available Space

and Lease Rate: Units 3 & 30: 600 SF (50% office and 1 overhead door). \$1,250.00 per month.

Units 4 & 29 and 5 & 28: 1,200 SF (50% office and 2 overhead doors).

\$2,500.00 per month.

Units 6 & 27: 600 SF (60% office, 1 overhead door). \$1,250.00 per month.

All of the above-referenced units are currently combined. Up to 2,400 SF of

contiguous space is available.

*All rents are plus State of Florida Sales Tax (currently 3.0%), electric is

included in rent.

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Note: Any information given herewith is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, or omissions. Owner may withdraw from market prior to sale or change price without notice.

Unit 78 Unit 46 Unit 16 unit 77 Unit 47 Unit 17 1,400 SF Unit 48 Unit 15 Unit 79 Unit 76 600 SF Unit 75 300 SF Unit 80 1,000 SF Unit 49 Unit 14 Jnit 44 Floor Plan and Availability Plan for 1233 Old Dixie Highway 600 SF Unit 74 Unit 50 Unit 13 300 SF Unit 81 Unit 43 600 SF Unit 73 Unit 12 Unit 82 300 SF Unit 51 Unit 42 Unit 21 600 SF Unit 72 300 SF Unit 52 Unit 11 Unit 22 Unit 83 Unit 41 600 SF Unit 84 Unit 71 Unit 53 Unit 10 Jnit 40 Jnit 23 300 SF Leased 275 SF Unit 85 Unit 70 Unit 39 760 SF 600 SF Unit 86 Unit 69 Unit 55 Jnit 25 600 SF Jnit 87 Unit 68 Jnit 56 Jnit 38 Juit 26 600 SF Unit 88 Unit 67 Unit 57 Jnit 37 600 SF 300 SF 600 SF Unit 66 Unit 58 300 SF Unit 89 Unit 36 600 SF Unit 65 Unit 29 Unit 90 Unit 35 600 SF Unit 64 300 SF Unit 60 Unit 34 Unit 3 600 SF Unit 31 Unit 2 1,200 SF 1,200 SF Unit 63 Jnit 32 Jnit 61 Jnit 33 Unit 1

Center Building



East Building



