

LINTON INDUSTRIAL CENTER

1220-1240 TANGELO TERRACE, DELRAY BEACH, FL 33444

PROPERTY SUMMARY

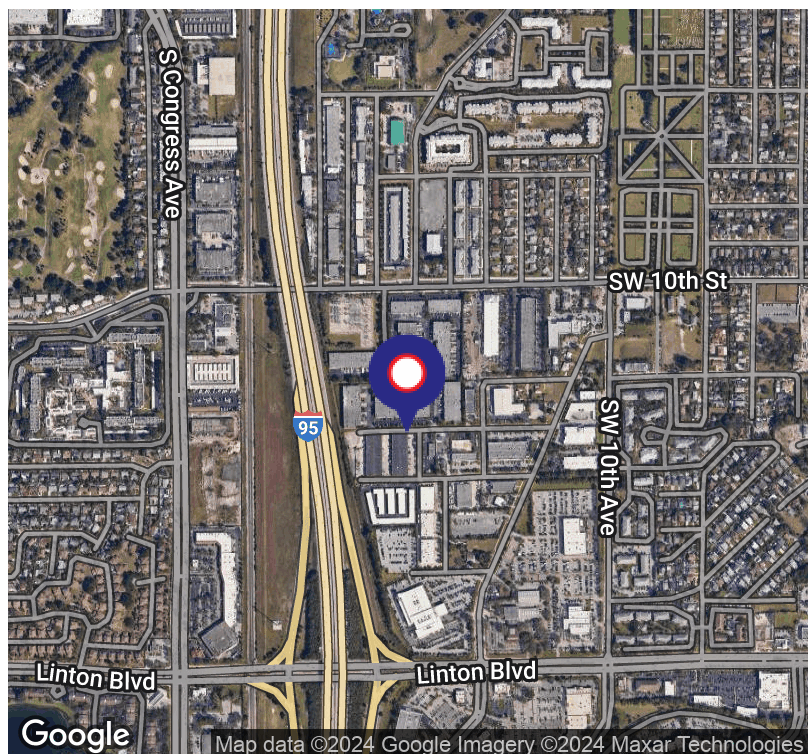


PROPERTY DESCRIPTION

The Linton Industrial Center is an industrial office/warehouse complex in L-1 zoning for General Industrial use. Built in 1980, the complex is comprised of two multi-tenant buildings totaling 66,120 square feet. It is situated on 3.81 acres of land in the City of Delray Beach with excellent visibility from the I-95 highway. It is within close proximity to the Linton Boulevard and I-95 interchange as well as the Florida Turnpike. The buildings are constructed of pre-cast concrete and twin-t concrete roofs. The unit sizes range from 1,375 square feet up to 5,500 square feet and the ceiling height is 20 feet tall. All the units have grade level overhead doors measuring 14 feet tall, LED lighting available, and most have small offices with air conditioning in the warehouse as well. The parking ratio is two spaces per 1,000 square feet making the property ideal for small e-commerce businesses, art studios, and companies needing minimal office area with warehouse space for storage of materials and equipment. There is also a fenced yard on the property.

PROPERTY HIGHLIGHTS

- Twin-T concrete slab construction
- Units range from: 1,375 sf to 5,500 sf
- 20' Clear ceiling height in warehouse
- Many units have offices and full A/C
- 14' grade level doors at front
- I-95 Frontage with easy access via Linton Interchange



LORETTA SHATTO

Certified Property Manager/Sales Associate
Direct: 954.360.9428 | Cell: 954.302.8639
loretta@levyrai.com

JOSH LEVY

Chief Operating Officer
954.491.5505
josh@levyrai.com



FOR LEASE

LINTON INDUSTRIAL CENTER

1220-1240 TANGELO TERRACE, DELRAY BEACH, FL 33444

ADDITIONAL PHOTOS



LORETTA SHATTO

Certified Property Manager/Sales Associate
Direct: 954.360.9428 | Cell: 954.302.8639
loretta@levyrai.com

JOSH LEVY

Chief Operating Officer
954.491.5505
josh@levyrai.com

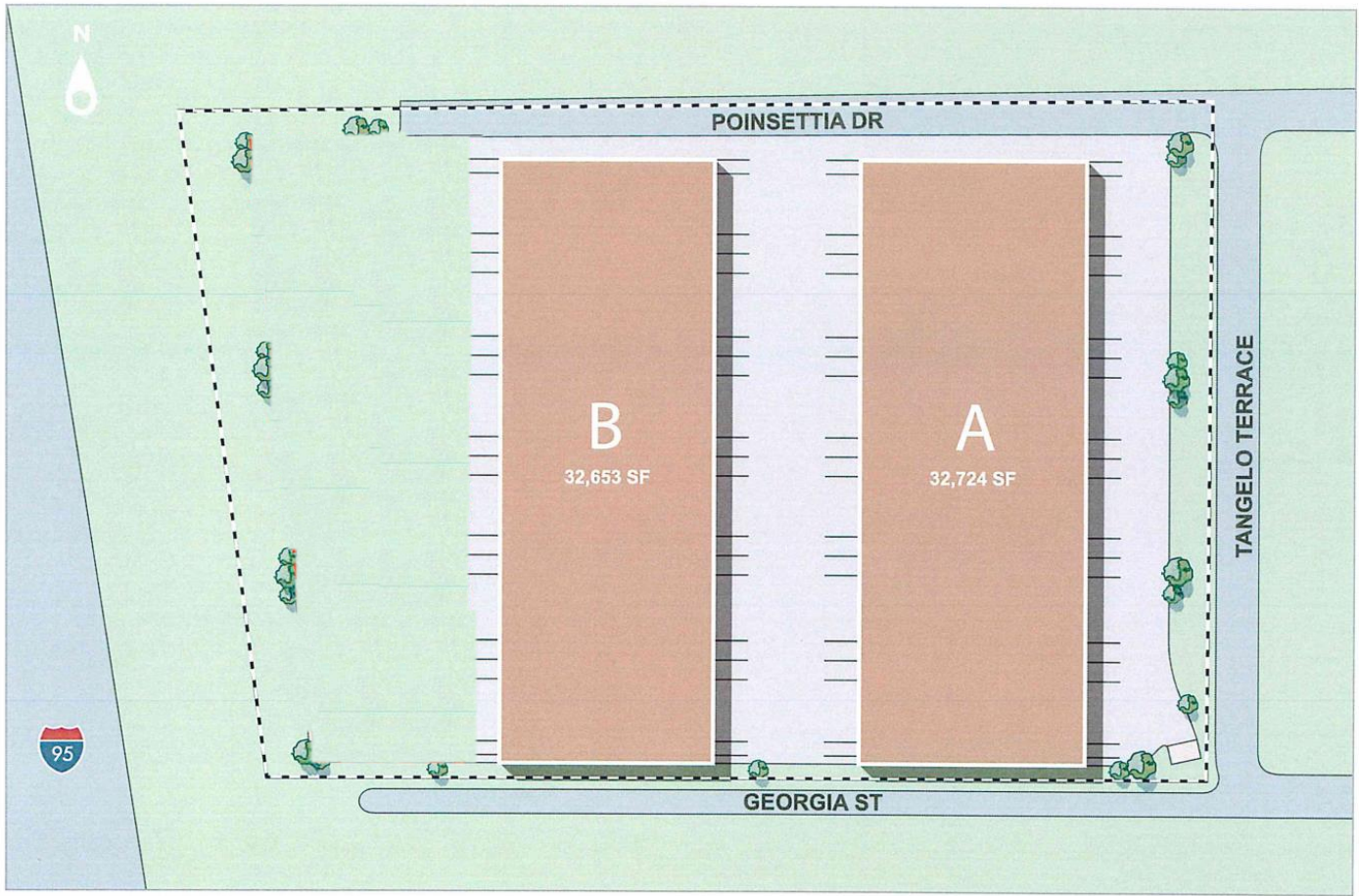


LINTON INDUSTRIAL CENTER

1220-1240 TANGELO TERRACE, DELRAY BEACH, FL 33444

SITE PLAN

LINTON CENTER | SITE PLAN



LORETTA SHATTO

Certified Property Manager/Sales Associate
Direct: 954.360.9428 | Cell: 954.302.8639
loretta@levyrai.com

JOSH LEVY

Chief Operating Officer
954.491.5505
josh@levyrai.com

