



For Lease | 403 Hillbrath Drive | Lantana, FL 33462

Rare **Industrial Outdoor Storage (IOS)** Opportunity in the Heart of Palm Beach County

This concrete-paved IOS site is ideal for logistics, heavy equipment, or any business requiring secure outdoor storage with warehouse functionality and direct rail service.



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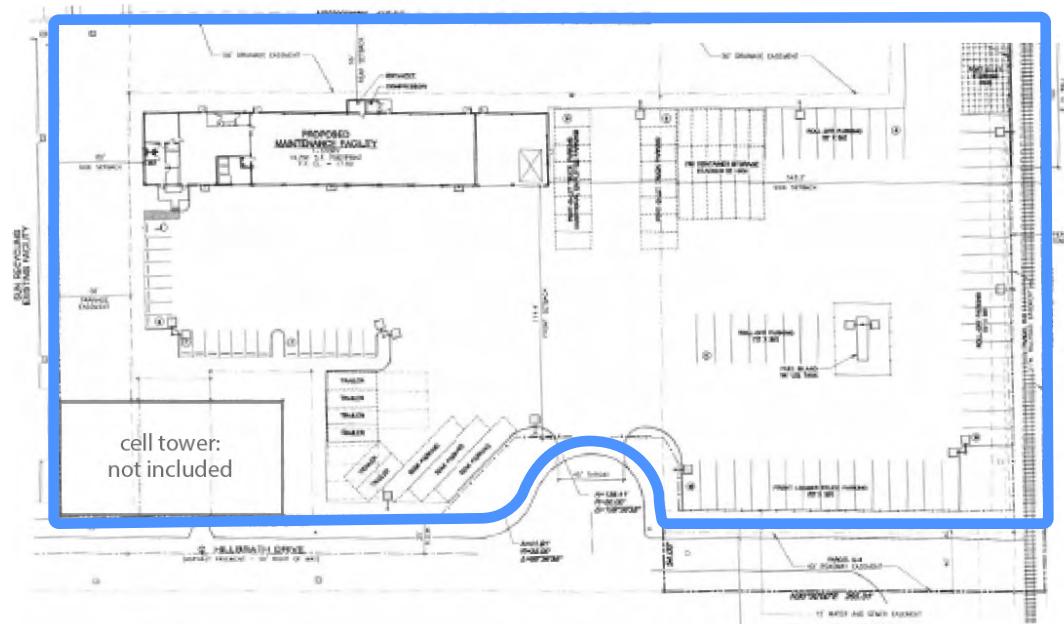
Property Overview

Property Address	403 Hillbrath Drive
Municipality	Lantana
County	Palm Beach
State	FL
Zip Code	33462
Parcel Control Number	40-43-44-34-00-000-7200
Zoning	I — General Industrial (40-Lantana)
Submarket Cluster	Lake Worth East
Property Type	Industrial
Property Use Code	4800 — Warehouse/ Distribution Terminal
Year Built	2012
Stories	1
Clear Height	21'
Total Lot Size	\pm 5.16 Acres
Total Building Area	\pm 16,227 SF
Features	Fenced lot, fully paved, secured, gated, clear span warehouse
Drive-In Doors	10 Total 9 - 18' x 20' 1 - 12' x 14'

Prime Industrial Warehouse & Outdoor Storage Facility in Lantana

403 Hillbrath Drive offers a rare combination of a modern \pm 16,227 SF warehouse on \pm 3.5 usable acres-fully paved, fenced, and gated. Built in 2012, this secure industrial site features 10 oversized drive-in doors and an active rail spur for direct freight access. Just 1.3 miles from I-95, it's a strategic location designed for seamless operations and efficient transportation.

Site Plan



\pm 16,227 SF Warehouse on \pm 5.16 AC



Active Rail Spur



10 Oversized Drive-In Doors



Fully Paved, Fenced, Gated, and Secured



5 minutes from I-95



Built in 2012

Flexible Site Configurations Available

- **Option A**

- Entire ±3.5-Acre Site
- Includes ±16,227 SF Office/Warehouse Building

- **Option B**

- ±1.5 Acres of Outdoor Storage
- Includes ±16,227 SF Office/Warehouse Building

- **Option C**

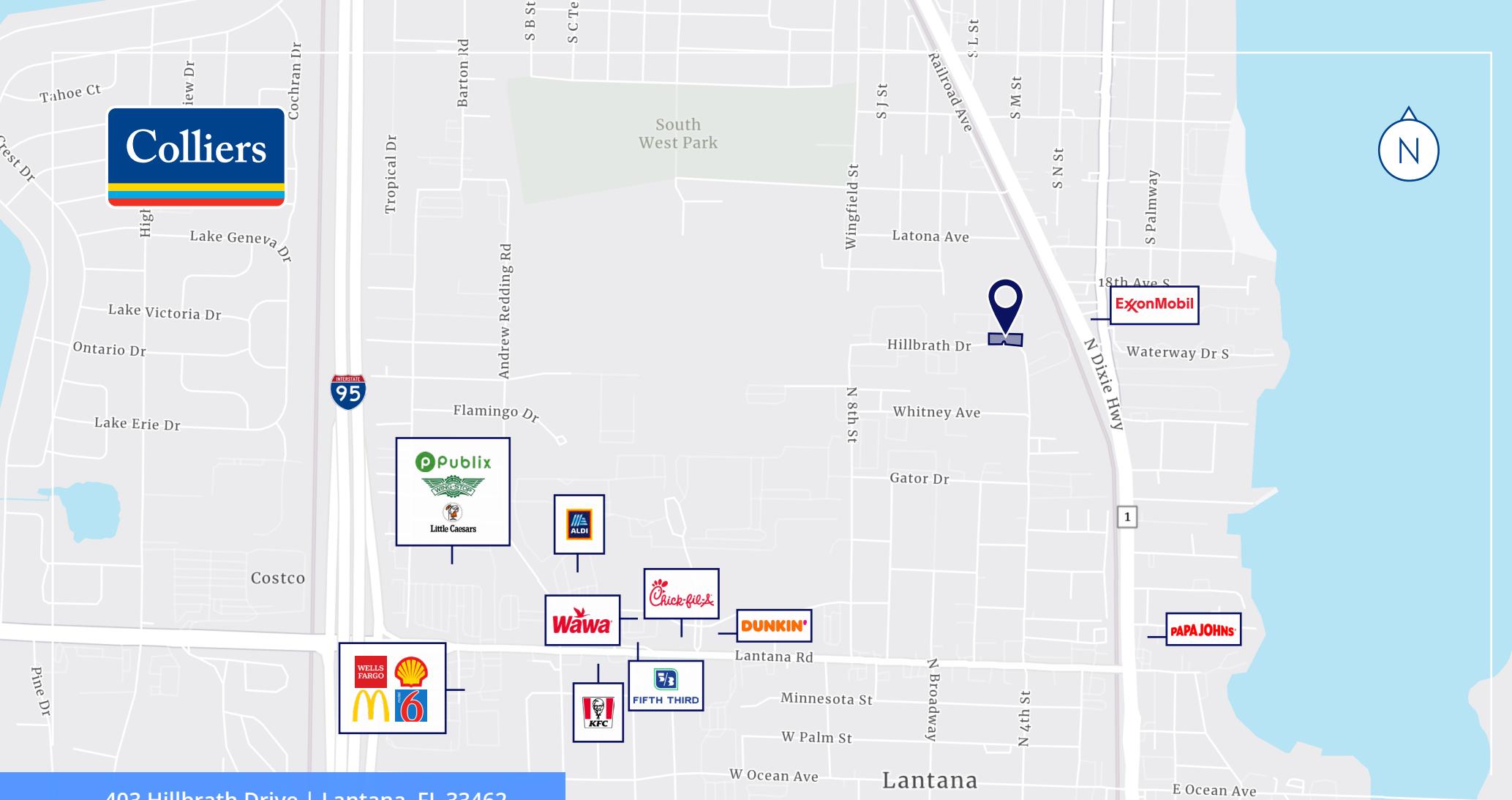
- ±2 Acres of Outdoor Storage
- No Building Included







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