

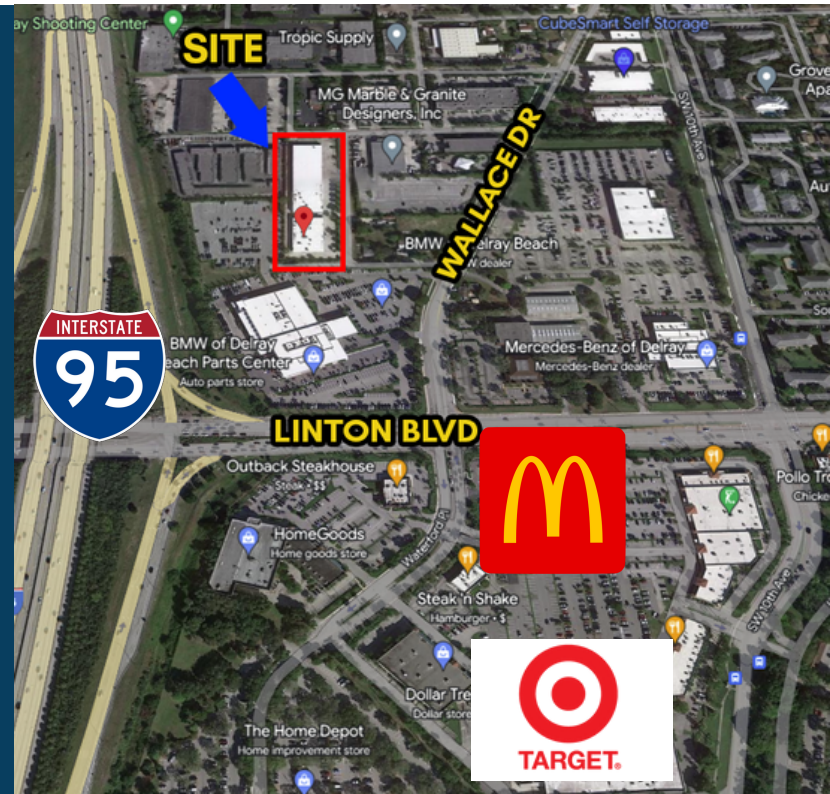
6,000 SF FOR LEASE! FLEX/WAREHOUSE SPACE



1364 GWENZELL AVE DELRAY BEACH, FL 33444

THE PROPERTY

Rare opportunity to lease an impeccably maintained industrial/flex property only 3 minutes from I-95 in Delray Beach, FL. This 6,000 SF flex/warehouse space has six (6) roll up doors in front and rear of Premises and is fully air conditioned. Additionally, there are (3) private offices and (2) private bathrooms exclusively serving this space. There is ample power to service any large pieces of equipment. There are high ceilings throughout and these premises are owned and managed by the immediately adjacent tenant and are always well maintained. Parking is ample and located immediately adjacent to the property. This is a very secure property with cameras and surveillance video throughout the property.

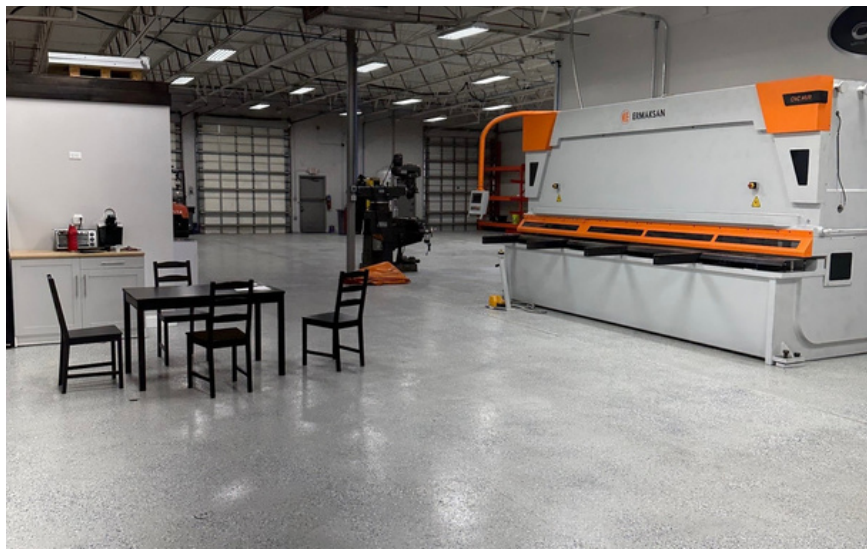


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HIGHLIGHTS

- \$25/SF Modified Gross
- Extremely Attractive Building - High Ceilings
- 100% Air Conditioned
- 3 Minutes to I-95.
- Six (6) Roll up Doors
- Impeccably Maintained



PROPERTY IMAGES + FLOOR PLAN

