

WEST ATLANTIC BUSINESS CENTER

W. ATLANTIC AVENUE
DELRAY BEACH, FL 33446

FOR LEASE

PHASE I - CLASS "A" SMALL BAY | DISTRIBUTION WAREHOUSE SPACE

BUILDING A ■ 25,044 SF - **89% LEASED**

BUILDING B ■ 44,439 SF - **86% LEASED**

Q2 2025 DELIVERY



BUTTERS
REALTY
&
MANAGEMENT

No warranty or representation is made to the accuracy of the foregoing information. Terms or sale or lease or availability are subject to change or withdrawal without notice.



PROPERTY FEATURES

West Atlantic Business Center is located at the SE quadrant of Atlantic Avenue and SR-7/441 in Delray Beach, (South Florida). Providing excellent access to major South Florida road arteries such as I-95, Florida Turnpike and SR-7/441. Ideal location for HQ distribution/warehouse/contractor users looking to relocate in Central Palm Beach County.

BUILDING A

89% LEASED

Property Type:	Small bay distribution warehouse-grade level loading
Total Size:	±25,044 SF
Space Available:	±2,700 SF bays <ul style="list-style-type: none">• ±500-800 SF office• ±1,800 SF warehouse
Building Depth/Width:	85' deep x 293' wide
Docks:	(9) 12'w x 14'h drive in
Parking:	44 spaces
Sprinklers:	ESFR Sprinklers
Clear Height:	18' Clear height
Column Spacing:	32' 6"w x 42'd
Availability:	Spring 2025
Power:	480 volt, 3-phase
Zoning:	IPOC -Industrial Park
Rate:	Call for details

BUILDING B

86% LEASED

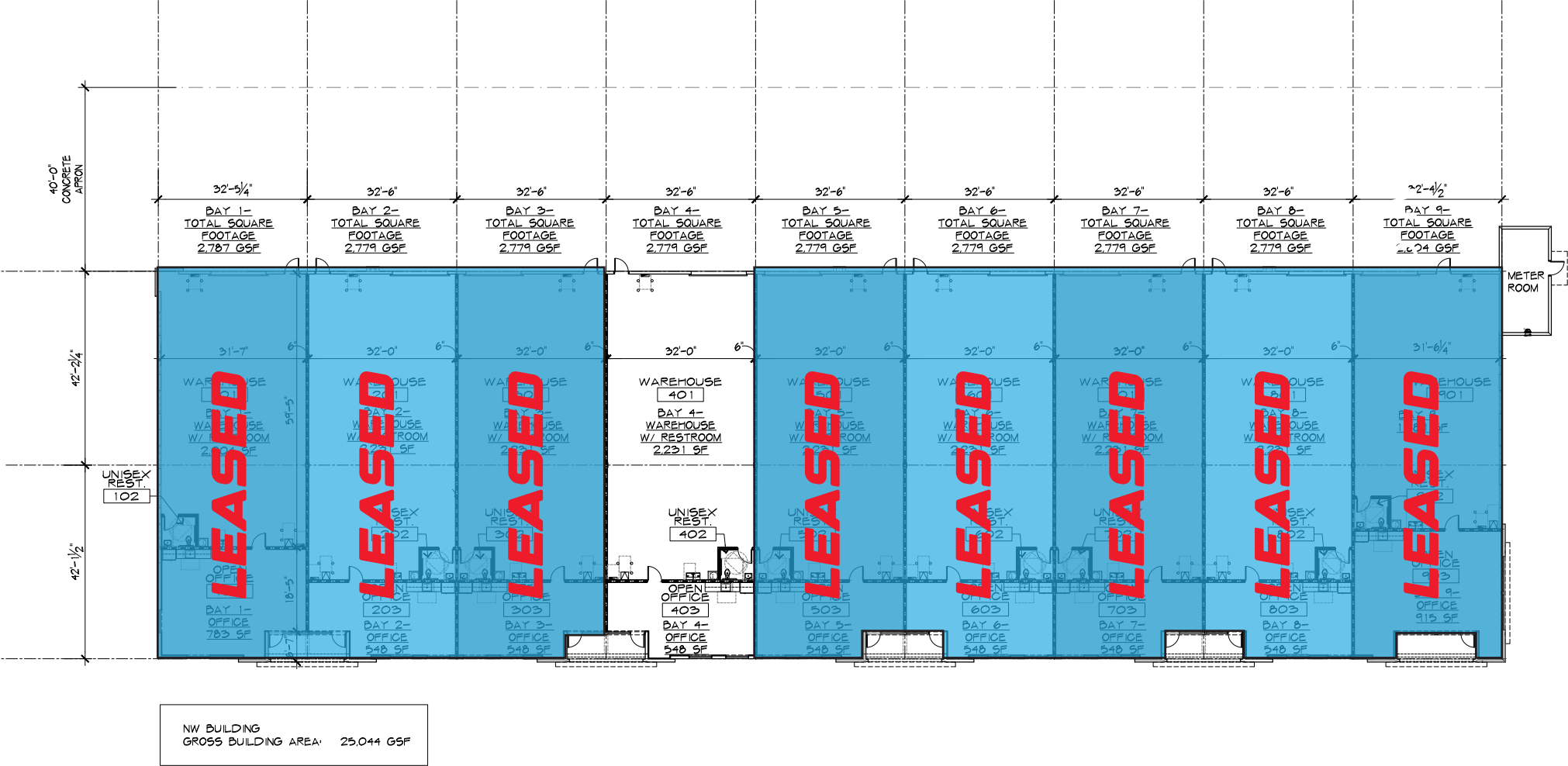
Property Type:	Small bay dock high loading
Total Size:	±44,439 SF
Space Available:	±6,300 SF bays (4) <ul style="list-style-type: none">• ±1,200 SF office• ±4,900 SF warehouse
Building Depth/Width:	135' deep x 318' wide
Docks:	(7) 9w x 10h loading doors
Parking:	65 spaces
Sprinklers:	ESFR Sprinklers
Clear Height:	20' Clear height
Column Spacing:	46'-6"w x 45'd
Availability:	Spring 2025
Power:	480 volt, 3-phase
Zoning:	IPOC -Industrial Park
Rate:	Call for details



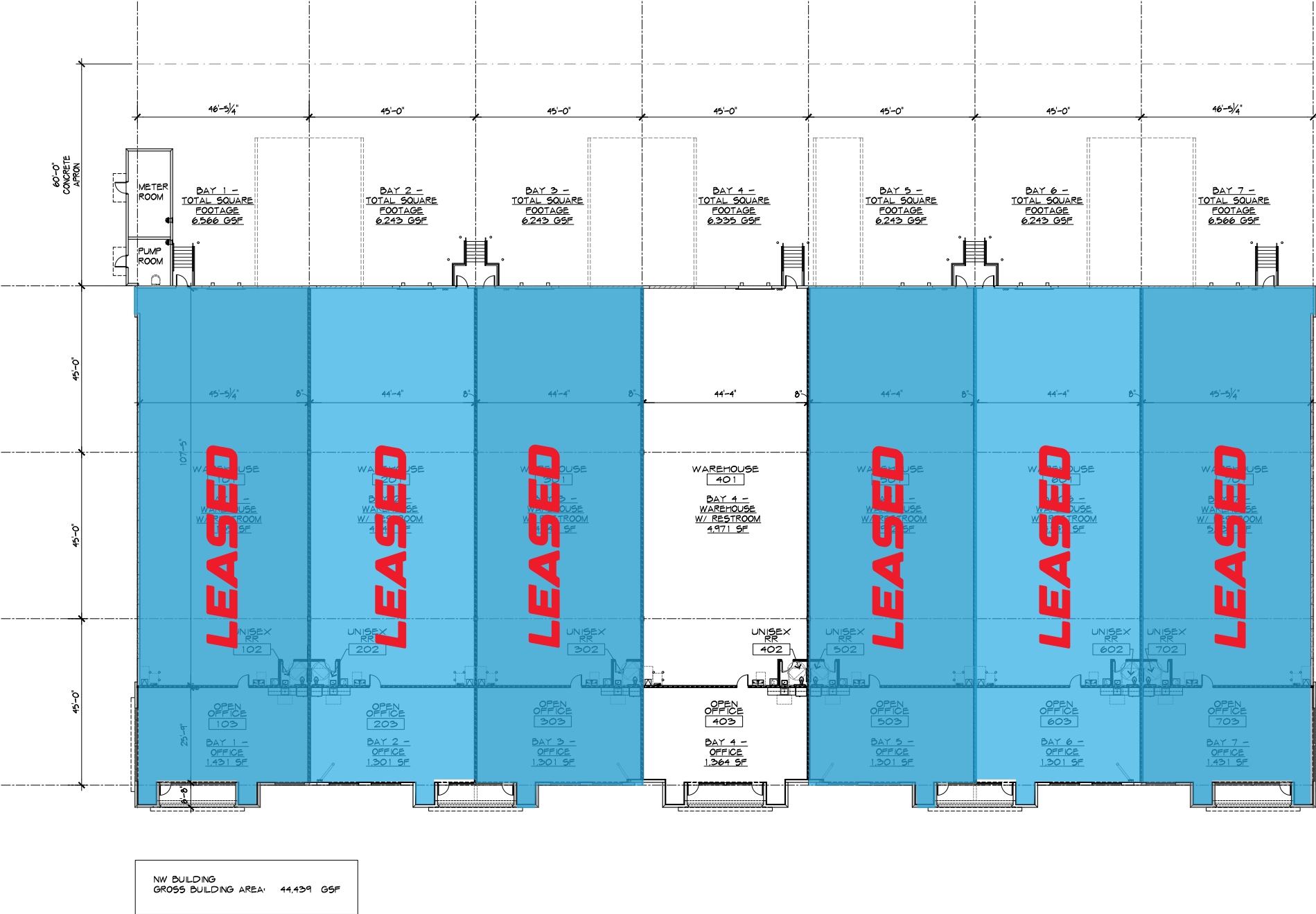
PHASE I - SITE PLAN



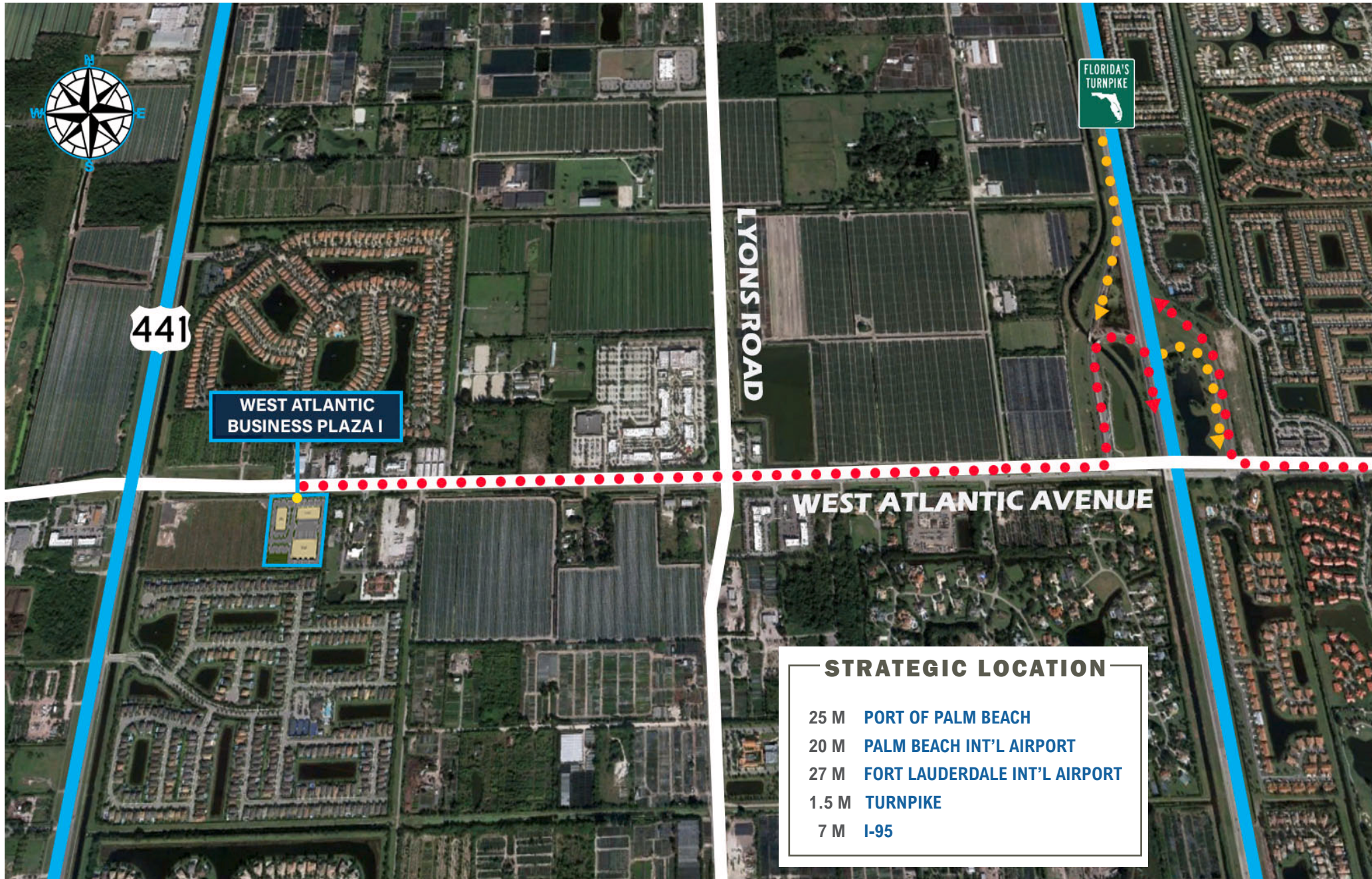
BUILDING A - FLOOR PLAN



BUILDING B - FLOOR PLAN



LOCATION MAP



For more information contact:

Brian Ahearn, CCIM

Senior Vice President

Industrial Brokerage Services

M: 954.937.4540

BAhearn@butters.com

JC Conte, SIOR

EVP & Director

Industrial Brokerage Services

M: 954.336.8001

JCConte@butters.com



Butters Realty & Management
6820 Lyons Technology Circle #100
Coconut Creek | FL. 33073 | www.Butters.com

