

# DELRAY BUSINESS PARK

1255 NORTHWEST 17TH AVENUE, DELRAY BEACH, FL 33445

## PROPERTY SUMMARY

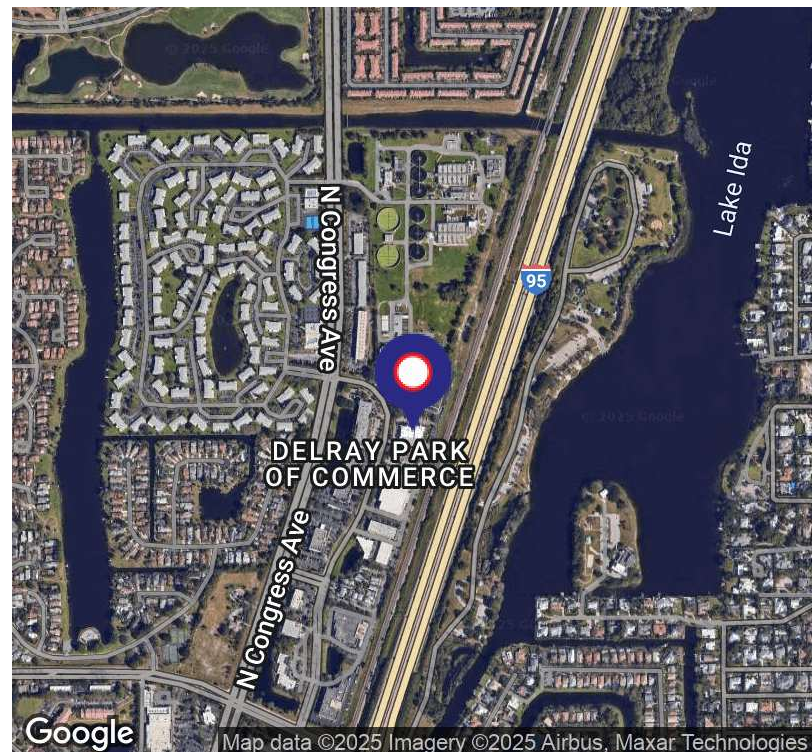


### PROPERTY DESCRIPTION

The Delray Business Park is a 15,503 SF office/warehouse building built in 1999. Located in Delray Beach, FL this one-story building is located in the prestigious Delray Park of Commerce and just minutes from the I-95 interchange. Three tenants occupy this space. The units have floor to ceiling glass front entrances, five 10' x 12' grade level overhead doors, and a 15' clear ceiling in the warehouse. Some units have a climate-controlled warehouse with additional mezzanine. Units range between 4,000-6,000 square feet. This property is zoned PCC for Planned Commerce Center.

### PROPERTY HIGHLIGHTS

- Floor to ceiling glass front entrances
- Five 10' x 12' grade level overhead doors
- 15' clear ceiling in warehouse
- Additional mezzanine storage available
- Some units have a climate-controlled warehouse
- Minutes from I-95



### LORETTA SHATTO

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FOR LEASE

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## ADDITIONAL PHOTOS



### LORETTA SHATTO

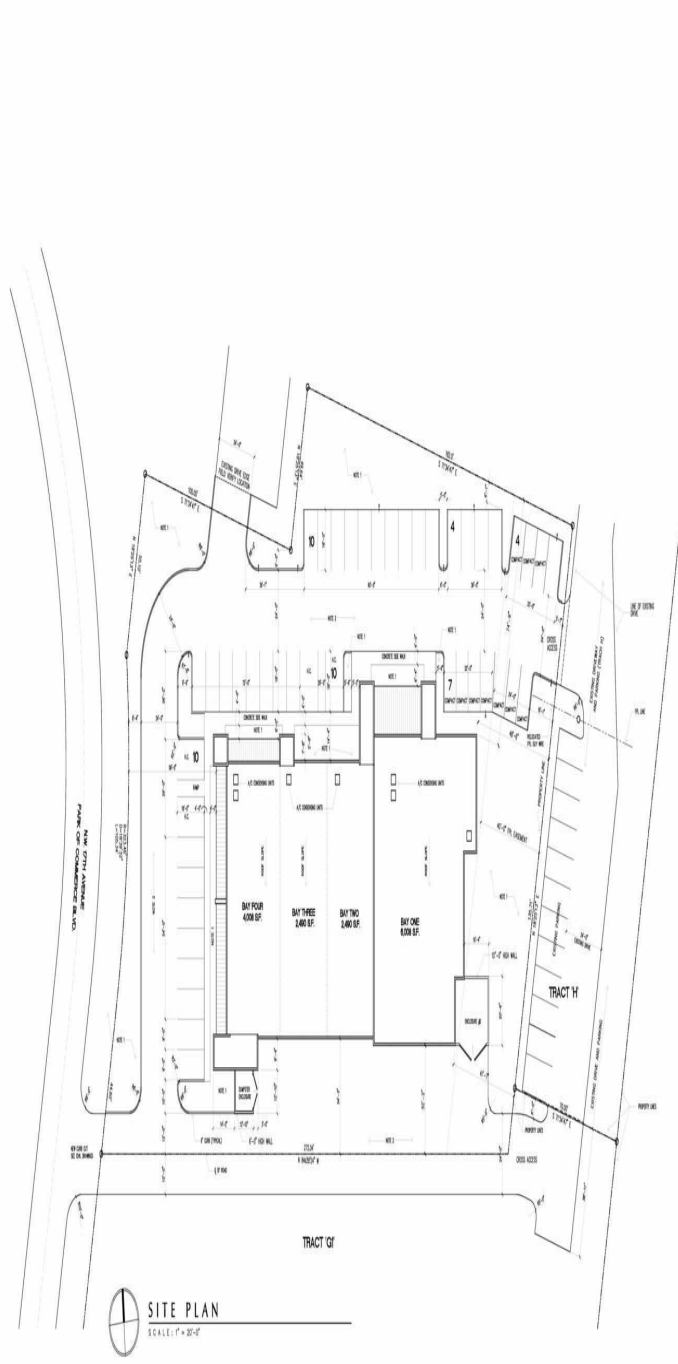
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## SITE PLAN



SITE AND PARKING DATA	
TOTAL SITE AREA:	38,272 SF OR 1.28 ACRES
TOTAL BUILDING AREA:	14,800 SF OR 0.43 ACRES
TOTAL PAVED AREA:	23,272 SF OR 0.68 ACRES
TOTAL UNPAVED AREA:	15,000 SF OR 0.43 ACRES
PARKING CALCULATIONS:	
3 SPACES PER 1,000 SQ. FT. FOR SERVICE INDUSTRY	
TOTAL SPACES REQUIRED:	45
TOTAL SPACES PROVIDED:	45
STANDARD:	3
COMPACT:	15
HANDICAPPED:	4

**SITE PLAN NOTES**

NOTE 1:  
 ALL DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE SPECIFIED.  
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**Pérez Design**  
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 ARCHITECTURE

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Francisco Pérez-Vidal  
 AIA  
 ARCHITECT

**ATLANTIC CENTER**  
 TRACT G2  
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