

SKEES ROAD INDUSTRIAL PARK



11,400 SF FLEX BUILDING FOR LEASE 1480 SKEES ROAD WEST PALM BEACH, FL 33411

Zoning:	Industrial
Property Type:	Office /Warehouse
Space Available:	11,400 SF
Min Divisible:	11,400 SF
Lease Type:	NNN
Lease Rate PSF Annual:	\$18.00
Monthly Operating Expenses:	\$6.05
Monthly Rent:	\$22,847.50

RARE FIND! Free-standing industrial building located in a well-maintained industrial park. The building consists of a configuration of nice offices along with some large open areas for storage or production/manufacturing. Formerly built to accommodate the South Florida Water Management Lab, it is well-suited for businesses requiring a large office component or warehouse space with ample parking for fleet vehicles.

See the attached floor plan for the current configuration. (Exhibit A). Ownership is open to modifications based on the tenant's needs, as outlined in the attached conceptual plan (Exhibit B). These changes include the option to adjust the current layout to expand warehouse space or create other configurations.

The building is fully air-conditioned with abundant plumbing and Three Phase Electrical Service. The fenced/gated area offers secure vehicle parking and additional outside storage.

Exhibit A

Floor Plan

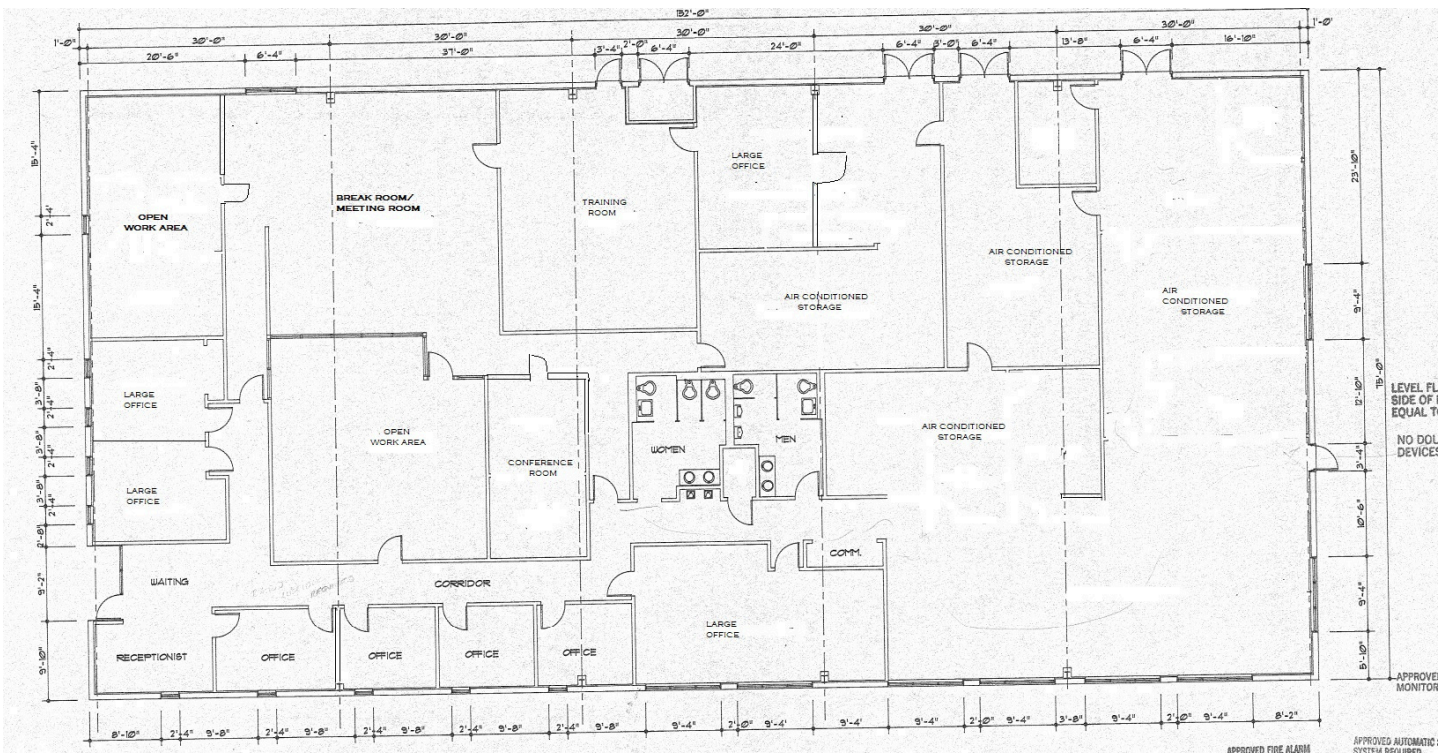


Exhibit B

Conceptual Floor Plan



**CURRIE
SOWARDS
AGUILERA**
architects
Architecture, Planning,
Interiors, &
Sustainable Design

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DESIGN FOR
PLANS
SPE
BIDS
PERMIT
CONSTRUCTION
SEA

PROJECT TITLE
**SKEES RD.
WAREHOUSE -
OPTION C**

Project Address

REVISIONS

NO.	DESCRIPTION	DATE

SCHEMATIC DESIGN
OVERALL FLOOR PLAN

DATE: 09/12/2024

PROJECT NUMBER

DESIGN NUMBER

A2.01

Great Location! 3 Phase electric! This industrial complex consists of 9 buildings totaling 73,000 sf. The buildings are CBS and metal construction. Ceiling heights are 18 to 21 ft Clear. Great Location for a variety of businesses! This complex is located on the east side of Skees Road in between Belvedere Road and Okeechobee Boulevard. Directly across from the Hippocrates Health Institute.







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