

BOCA COMMERCIAL INDUSTRIAL

990 S ROGERS CIRCLE & 6350 E ROGERS CIRCLE, BOCA RATON, FL 33487

PROPERTY SUMMARY

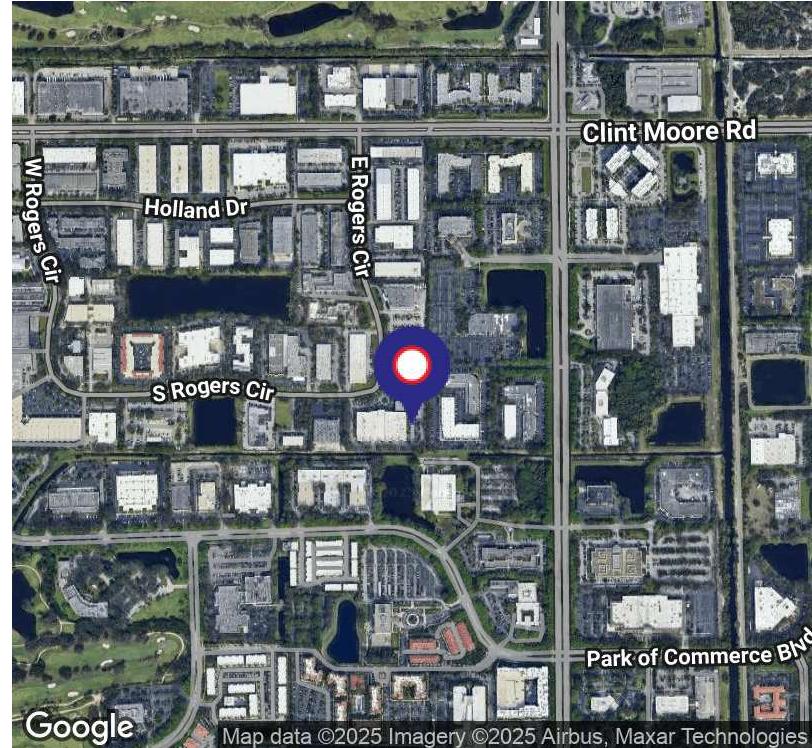


PROPERTY DESCRIPTION

The Boca Industrial Center 990 South Rogers Circle property is a Class A multi-tenant flex/warehouse building of approximately 138,326 square feet. The property was built in 1987 and is situated on 6.66 acres of M-3 zoned land in the upscale city of Boca Raton in southern Palm Beach County. It is conveniently located just south of the intersection of East Rogers Circle and Clint Moore Road less than 2 miles from I-95 highway near Clint Moore Road and Yamato Road. The Florida Turnpike is accessible from nearby Atlantic Avenue to the north and Glades Road to the south. The South Congress Industrial Center, where the property is located, is surrounded by exclusive luxury residential communities. The property consists of 12 separate units ranging in size from 5,600 square feet to 23,500 square feet with an above average office to warehouse ratio of approximately 25% to 65%. The construction of the property is solid concrete with a Twin-T concrete roof at a clear height of 22' - 24', fully equipped fire sprinklers, LED exterior lighting upgrades, and glass entrances with a storefront feeling. Many of the units are 100% air-conditioned space, some units have additional mezzanine space, and all have heavy power 3 phase electric for manufacturing and assembly uses. The individual units have grade level, dock height and drive-in ramps for loading and the parking ratio is 2.4 spaces per 1,000 square feet.

PROPERTY HIGHLIGHTS

- Upscale office finishes w/Glass Storefront Entrances
- Dock, Ramp and Street-Level loading
- Fully fire sprinklered, New LED exterior lighting
- 20-50% Buildouts, Most w/100% A/C
- Ceiling heights 22' to 24'; Parking 2.3/1,000



LORETTA SHATTO

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ADDITIONAL PHOTOS OF BOCA COMMERCIAL INDUSTRIAL



LORETTA SHATTO

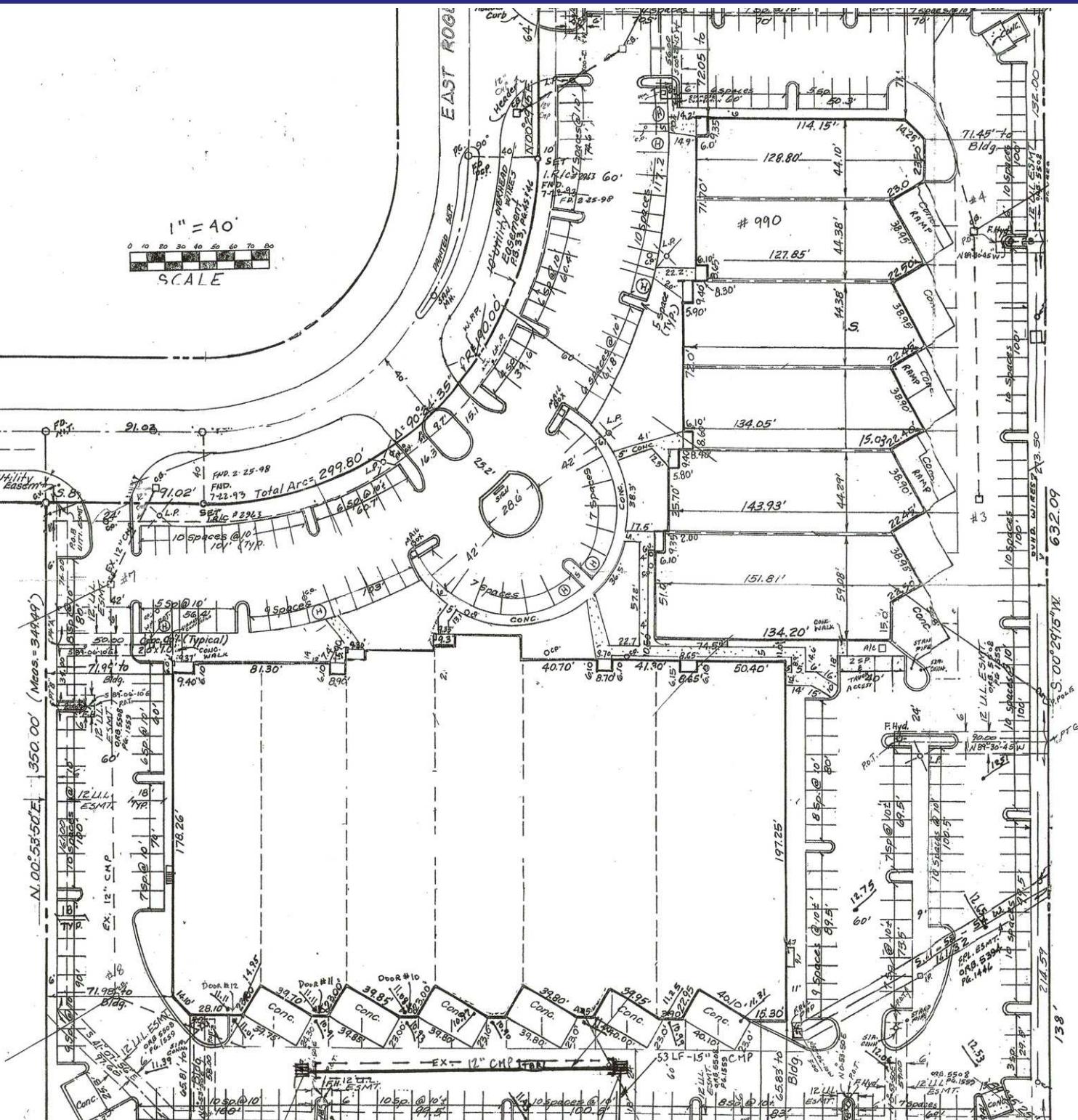
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990 S ROGERS CIRCLE SITE PLAN



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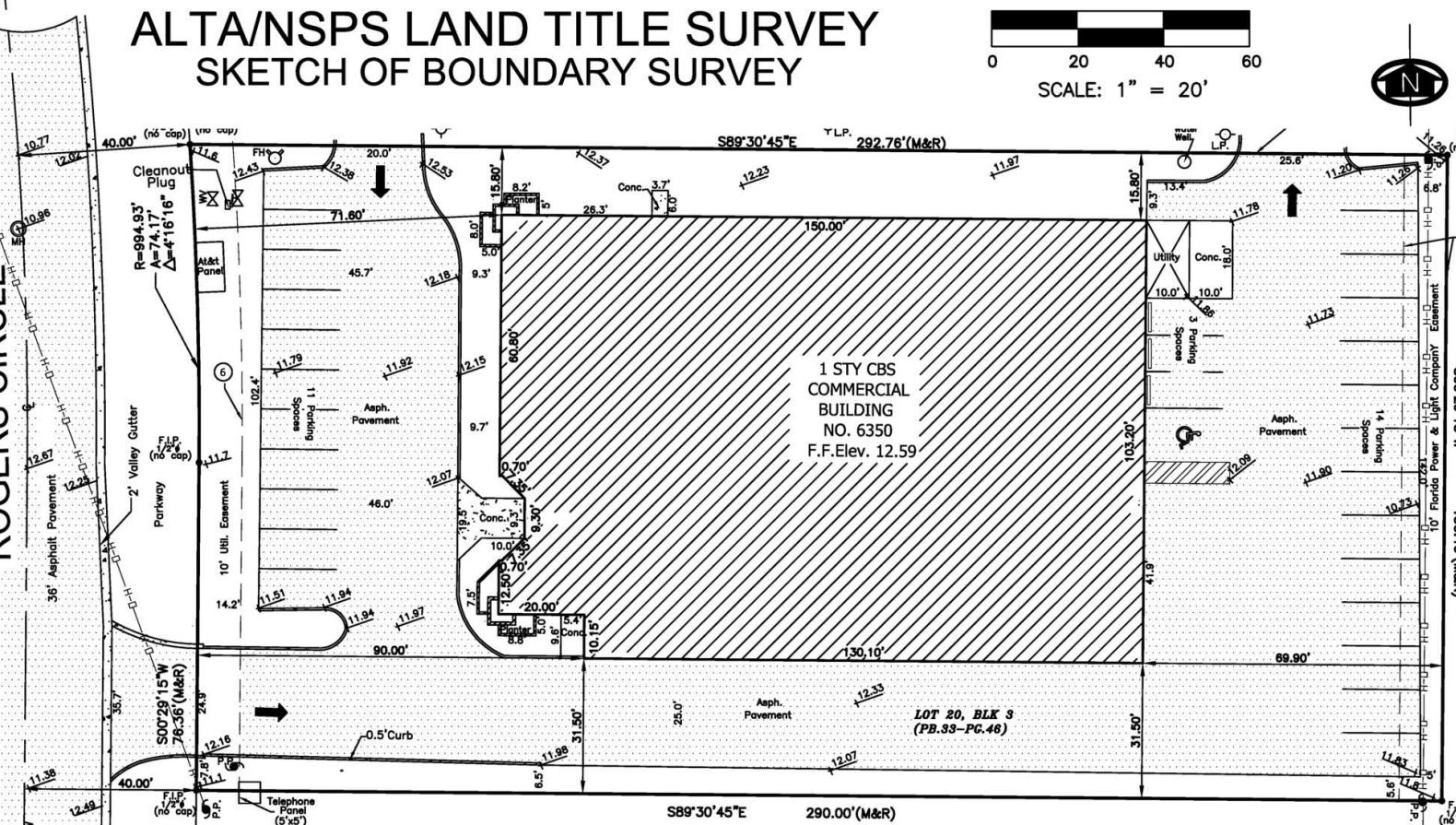
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6350 E ROGERS CIRCLE SITE PLAN

A PORTION OF LOT 20, BLK 3

ALTA/NSPS LAND TITLE SURVEY SKETCH OF BOUNDARY SURVEY

A scale bar consisting of a horizontal line divided into four equal segments. The first segment is shaded black, while the other three are white. Below the scale bar, the numbers 0, 20, 40, and 60 are printed. Below these numbers, the text "SCALE: 1'' = 20'" is centered.



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