

# OFFICE AND WAREHOUSE UNITS FOR LEASE

1399 NORTH KILLIAN DRIVE, LAKE PARK, FLORIDA 33403

**REICHEL**

SINCE 1987

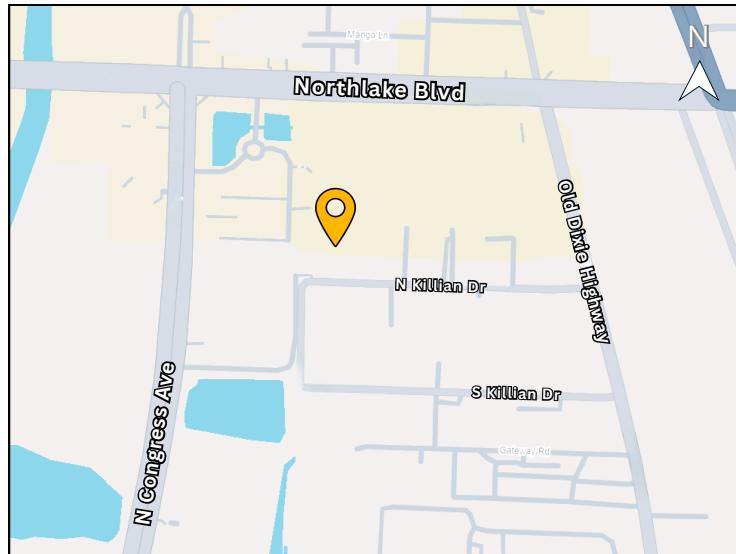
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## FOR LEASE



### Property Highlights

- 9,180 sf office/warehouse complex for lease.
- Current availability: (2) 750 SF office units on the second floor.
- CBS construction with concrete roof system.
- Newly renovated property.
- Zoned (C-4) Business District, Lake Park
- Lease Rate: \$25.00 PSF Modified Gross



\$25.00 PSF Gross



9,180 SF



Newly Renovated

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Reichel Realty & Investments, Inc.  
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Suite 100  
Palm Beach Gardens, FL 33410



**Kerry Jackson, SIOR**

Vice President

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Any information given herewith is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, or omissions. Owner may withdraw from market, prior to sale or change price without notice.

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### PROPERTY INFORMATION SUMMARY

<b>Property:</b>	9,180 ± SF office and warehouse complex for lease. The building has 9 separate units as follows: Units 1 and 2 measure 750 SF each and consist of 100% office space on the ground floor of the building. Units 3 and 4 measure 750 SF each and consist of 100% office on the second floor of the building. Units 3 and 4 have a private entrance and staircase leading upstairs. All of these office units have new air-conditioning systems, ductwork, air diffusers, ceiling tiles and lights. Units 5 – 9 are warehouse units with mezzanine space of various sizes in each unit. Some mezzanines are set up for storage while some are built out with offices. All warehouse units have remote controlled overhead doors.
<b>Electric:</b>	Each unit, including the office units, are separately metered for electric.
<b>Location:</b>	Exit Interstate 95 at the Northlake Boulevard, travel east 2 miles and turn south on Old Dixie Highway. North Killian Drive is one block south of Northlake Boulevard.
<b>Zoning:</b>	(C-4) Business District, Lake Park. Allows office, retail and warehouse or storage type uses.
<b>Available Space and Lease Rate:</b>	Unit 3: 750 SF on the second floor. \$25.00 PSF gross or \$1,562.50 per month plus electric. Unit 4: 750 SF office on the second floor. \$25.00 PSF gross or \$1,562.50 per month plus electric.

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## PHOTOS



**Unit 3: 2<sup>nd</sup> floor office**



**Unit 4: 2<sup>nd</sup> floor office**



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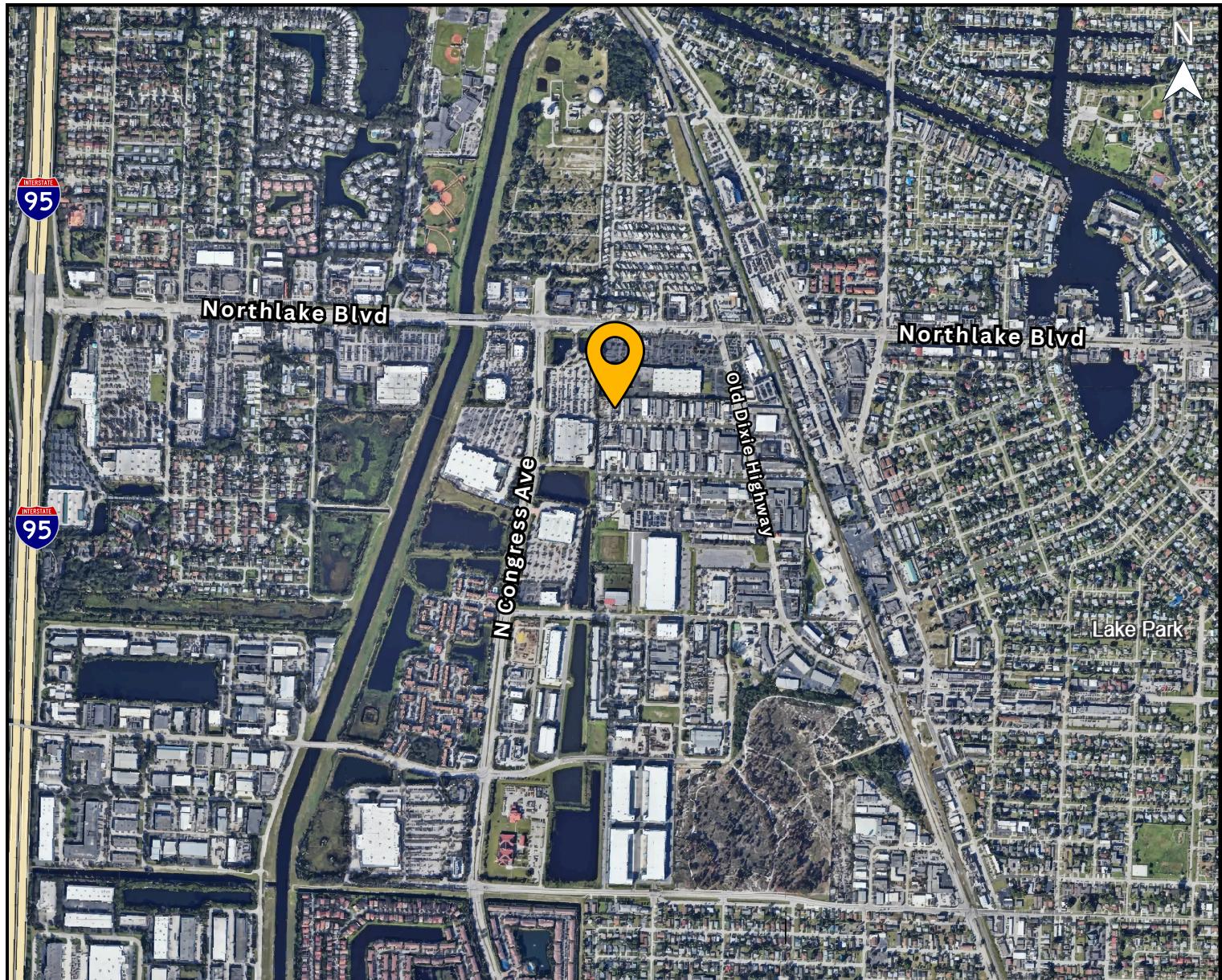
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## MAP



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