

OFFICE AND WAREHOUSE UNITS FOR LEASE

1399 NORTH KILLIAN DRIVE, LAKE PARK, FLORIDA 33403

REICHEL

SINCE 1987

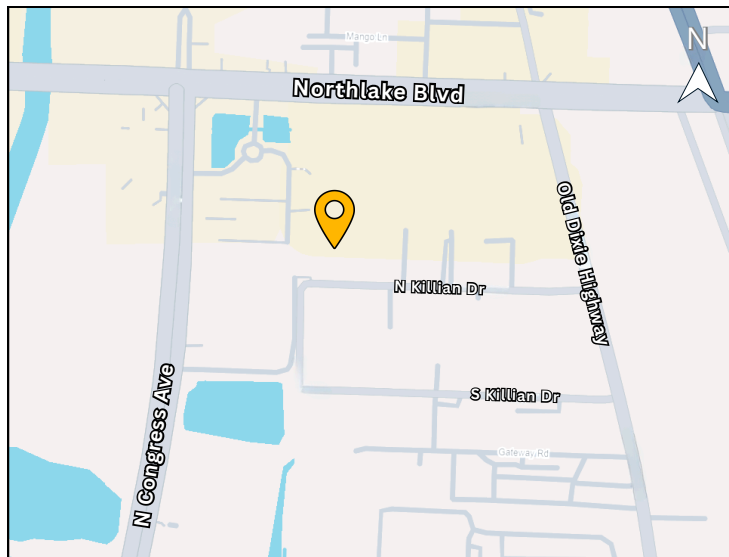
Driven by Integrity. Defined by Results.

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

REICHEL

SINCE 1987

Reichel Realty & Investments, Inc.
8845 N. Military Trail
Suite 100
Palm Beach Gardens, FL 33410



Kerry Jackson, SIOR

Vice President

p: 561.478.4440

m: 561.512.7512

kjackson@reichelrealty.com

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.

OFFICE AND WAREHOUSE UNITS FOR LEASE

1399 NORTH KILLIAN DRIVE, LAKE PARK, FLORIDA 33403

REICHEL

SINCE 1987

Driven by Integrity. Defined by Results.

PROPERTY INFORMATION SUMMARY

Property:	<p>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.</p> <p>The entire building and property have been recently renovated. New improvements include: a new roof, new exterior paint, new impact rated glass storefront windows and doors, new paver stone entryways, new landscaping, etc. The building construction consists of (CBS) concrete block and stucco walls, CBS interior demising walls (between warehouse units), precast concrete roof panels and a built-up roof system. The clear height in the warehouse is 18' with 12' wide x 16' high overhead doors.</p>
Electric:	Each unit, including the office units, are separately metered for electric.
Location:	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.
Zoning:	(C-4) Business District, Lake Park. Allows office, retail and warehouse or storage type uses.
Available Space and Lease Rate:	<p>Unit 3: 750 SF on the second floor. \$25.00 PSF gross or \$1,562.50 per month plus electric.</p> <p>Unit 4: 750 SF office on the second floor. \$25.00 PSF gross or \$1,562.50 per month plus electric.</p>

REICHEL

SINCE 1987

Reichel Realty & Investments, Inc.
8845 N. Military Trail
Suite 100
Palm Beach Gardens, FL 33410



Kerry Jackson, SIOR

Vice President

p: 561.478.4440

m: 561.512.7512

kjackson@reichelrealty.com

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.

OFFICE AND WAREHOUSE UNITS FOR LEASE

1399 NORTH KILLIAN DRIVE, LAKE PARK, FLORIDA 33403

REICHEL

SINCE 1987

Driven by Integrity. Defined by Results.

PHOTOS



Unit 3: 2nd floor office



Unit 4: 2nd floor office



REICHEL

SINCE 1987

Reichel Realty & Investments, Inc.
8845 N. Military Trail
Suite 100
Palm Beach Gardens, FL 33410



Kerry Jackson, SIOR

Vice President

p: 561.478.4440

m: 561.512.7512

kjackson@reichelrealty.com

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.

OFFICE AND WAREHOUSE UNITS FOR LEASE

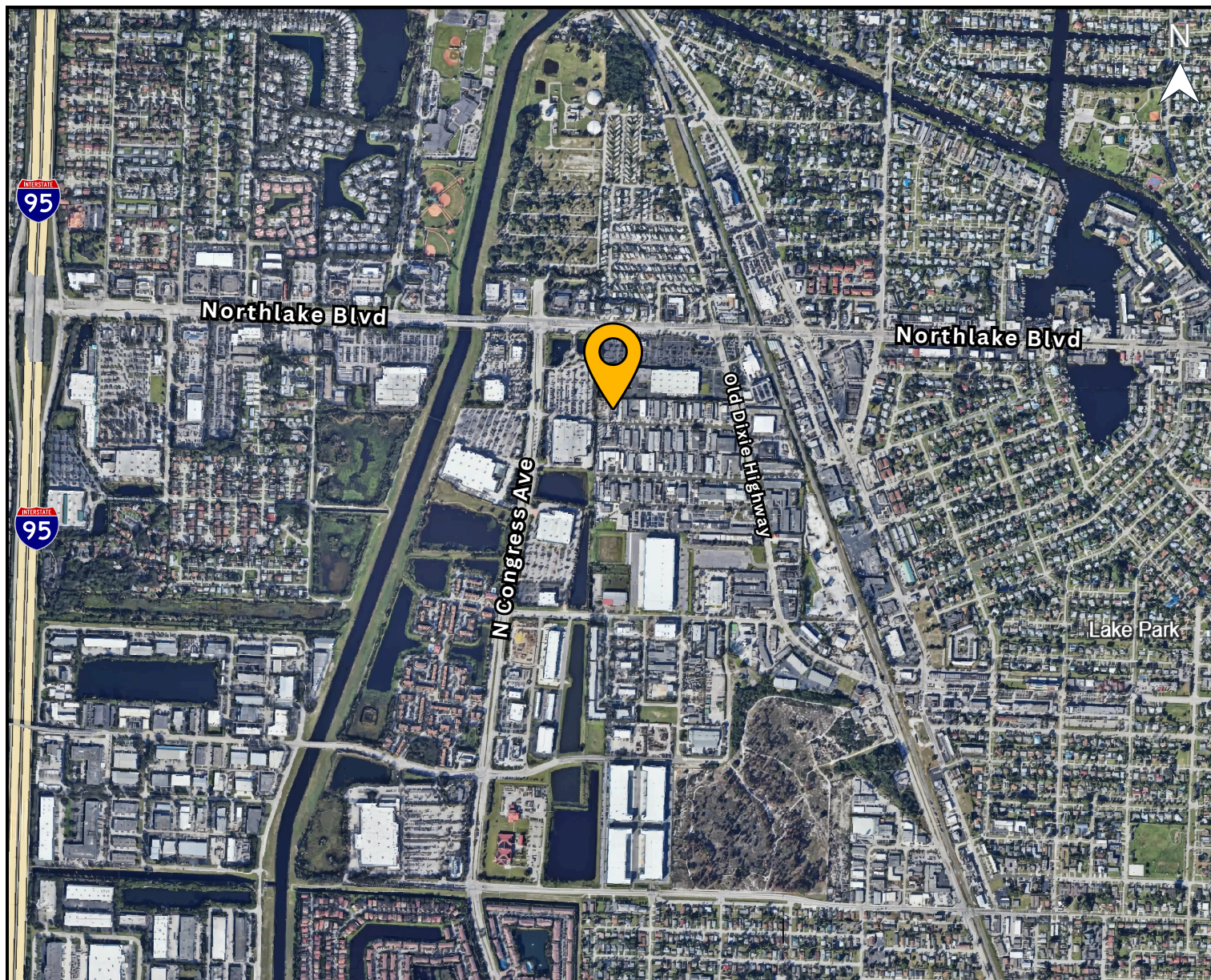
1399 NORTH KILLIAN DRIVE, LAKE PARK, FLORIDA 33403

REICHEL

SINCE 1987

Driven by Integrity. Defined by Results.

MAP



REICHEL

SINCE 1987

Reichel Realty & Investments, Inc.
8845 N. Military Trail
Suite 100
Palm Beach Gardens, FL 33410



Kerry Jackson, SIOR

Vice President

p: 561.478.4440

m: 561.512.7512

kjackson@reichelrealty.com

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.