

FREE-STANDING INDUSTRIAL PROPERTY FOR LEASE

3750 PROSPECT AVENUE, RIVIERA BEACH, FL 33404



KEY FEATURES

- **Total Building SF ± 21,590 SF**
- ± 15,195 SF Warehouse
- ± 6,395 SF Office
- High Ceilings
- Heavy Power w/ 3-Phase
- 53 Parking Spaces
- One Truck Well w/ Dock High Door
- Two Grade-Level Doors

ABOUT THE PROPERTY

- Free-Standing Building
- Zoned Light Industrial - PB County
- Fully Sprinklered
- ± 1.6 Acres
- Abundance of Parking
- Easy Access to I-95 from Blue Heron Boulevard
- Available Now
- Easy to Show - Contact Broker

KRIS HUSTAD

Commercial Broker Associate

Direct Cell: 561-963-9333

KHustad@TouchstoneWebb.com

TOUCHSTONE WEBB REALTY CO.

610 Clematis St. #CU-5

West Palm Beach, FL 33401

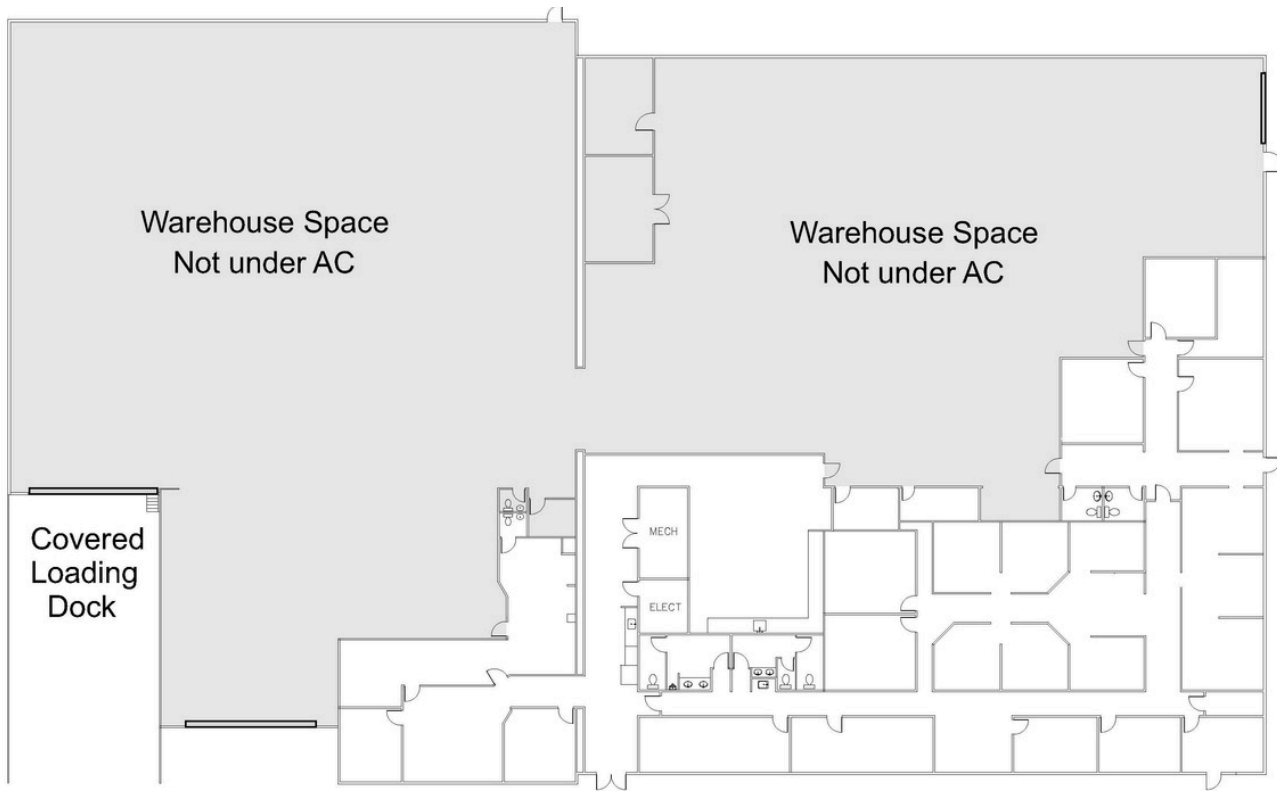
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EAST SIDE

- ± 7,225 SF Warehouse
- ± 2,365 SF Office
- Ceilings: 17' - 20' Insulated
- Column Spacing approx. 23'
- One Truck Well w/ 19'W x 16'H
- One Grade-Level 13'W x 13'W
- Exhaust Fans

WEST SIDE

- ± 7,970 SF Warehouse
- ± 4,030 SF Office
- Ceilings: 14' Insulated
- Column Spacing approx. 26'
- One Grade-Level 11'W x 9'H
- Exhaust Fans

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