



ASSET
SPECIALISTS, INC.



PROPERTY HIGHLIGHTS

RIVERSIDE COMMERCE PARK | PALM BEACH GARDENS | FL

- **Rare opportunity to lease 100% air-conditioned flex/warehouse storage space in the coveted Palm Beach Gardens market.**
- Highly flexible zoning with a wide variety of permitted uses available including light industrial, warehouse, flex, showroom, and professional office uses.
- Highly desirable Palm Beach Gardens location, strategically positioned with direct access to the prestigious PGA Boulevard corridor, the major retail corridor of Northlake Boulevard, and immediate access to I-95 and Florida's Turnpike.
- Immediate access to high quality amenities including the Legacy Place, Downtown at the Gardens, Midtown, and PGA Commons power centers, the Gardens Mall, and countless public and private golf and country club communities.



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AVAILABILITY AND PRICING

10358 RIVERSIDE DRIVE | PALM BEACH GARDENS | FL

- **Suite 140 • 6,572 Square Feet**

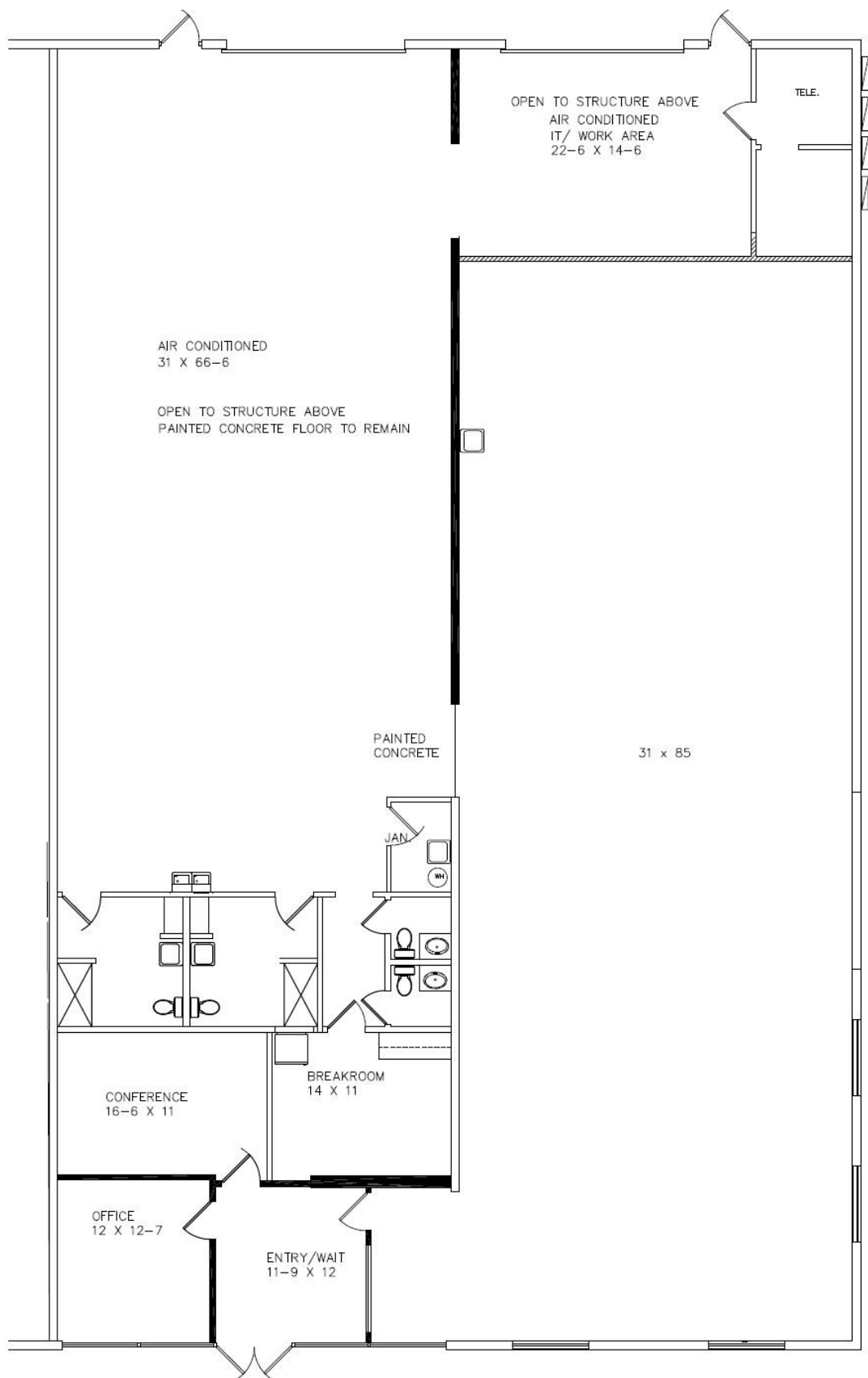
- 100% Air-Conditioned Flex/Warehouse Space with ± 18 -foot clear ceiling heights (in the warehouse).
- Built out with a small reception area, private office, conference room, breakroom, four bathrooms (two with showers), and the balance open and air-conditioned warehouse.
- Two (2) grade level roll up garage door with a secondary LiteSpeed curtain doors for internal receiving vestibule area.
- Three Phase Electric.
- Unit can be rented with or without an in-place full racking system.

Rates starting from \$22.00 PSF NNN + \$9.62 PSF CAM



FLOOR PLAN

10358 Riverside Drive, Suite 140 – 6,572 Square Feet

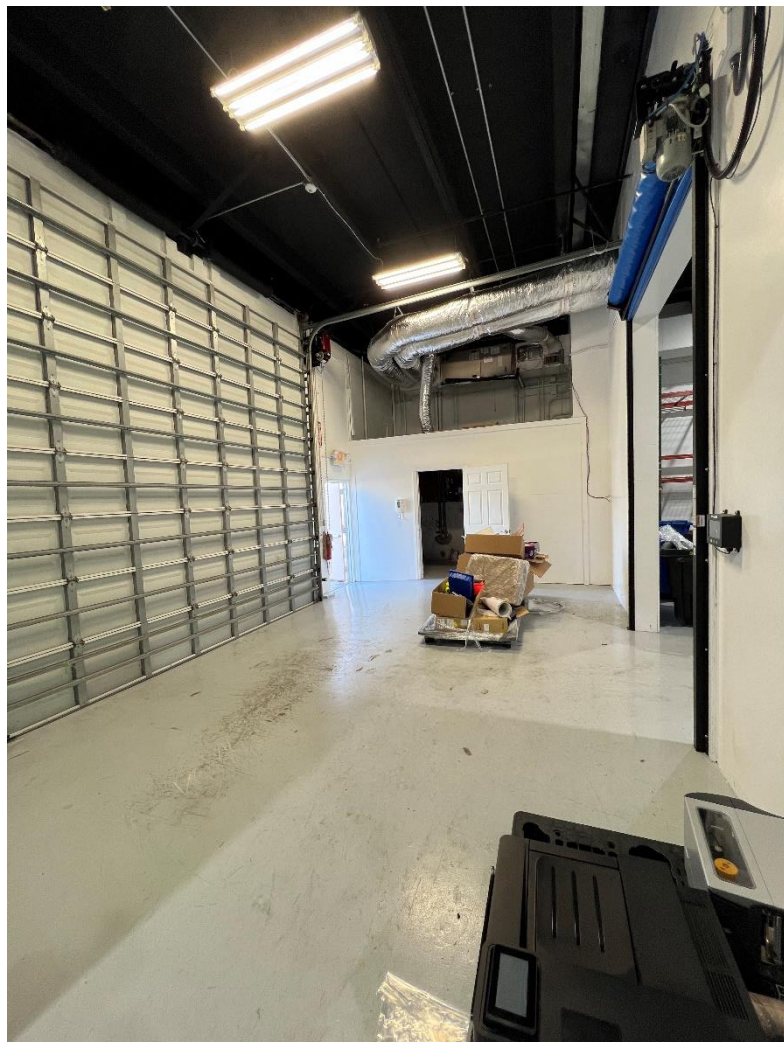
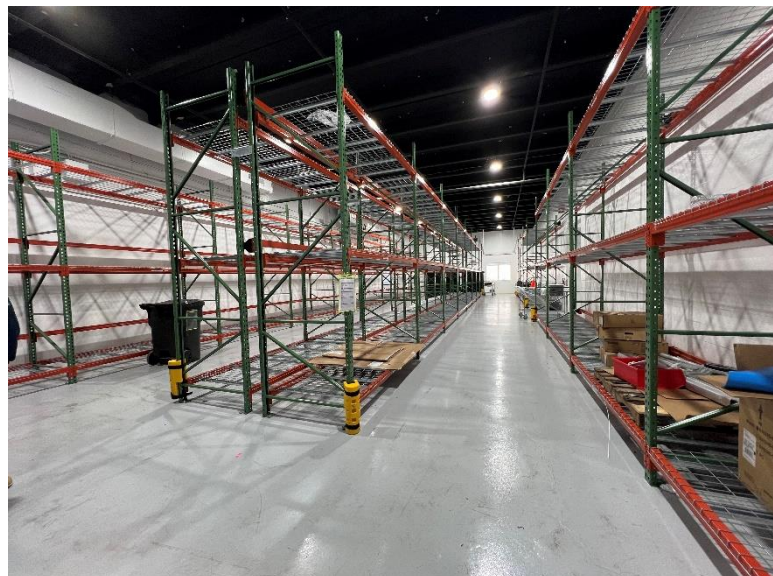


subject to errors, omissions, prior sale or lease, change in price and withdrawal



INTERIOR PHOTOS

10358 Riverside Drive, Suite 140 – 6,572 Square Feet



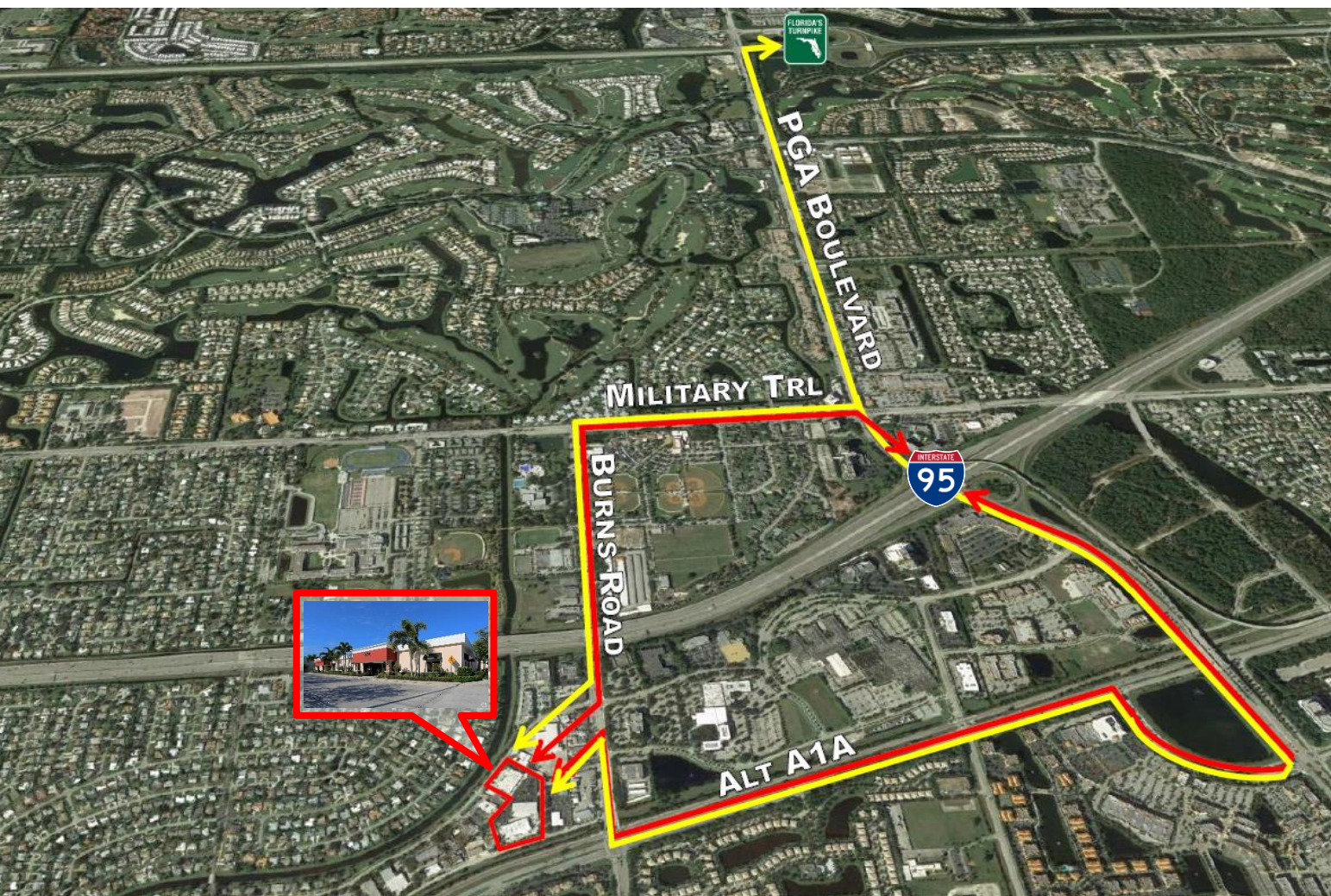
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LOCATION INFORMATION

Three Minutes from Interstate 95 Interchange



Riverside Commerce Park is located off Riverside Drive just south of PGA Boulevard in Palm Beach Gardens, Florida. This facility is in the heart of the PGA Business Corridor, minutes away from world class shopping, banking, restaurants and lodging with immediate access to I-95 and Florida's Turnpike. In addition, this property is less than 15 minutes from the Palm Beach International Airport and the Port of Palm Beach for unparalleled access, logistics and shipping.



Destinations	Distance (Miles)	Travel Time
Interstate 95	1.4	3 mins
Florida's Turnpike	2.8	5 mins
Port of Palm Beach	5.5	11 mins
Downtown		
West Palm Beach	12	16 mins
Palm Beach		
International Airport	13	15 mins

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COMMERCIAL REAL ESTATE SERVICES



BRINGING THE
RIGHT PEOPLE TOGETHER
AT THE RIGHT TIME.

EXCEPTIONALLY
NETWORKED.
A UNIQUE ADVANTAGE.



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