

30,750 SF INDUSTRIAL COMPLEX FOR SALE

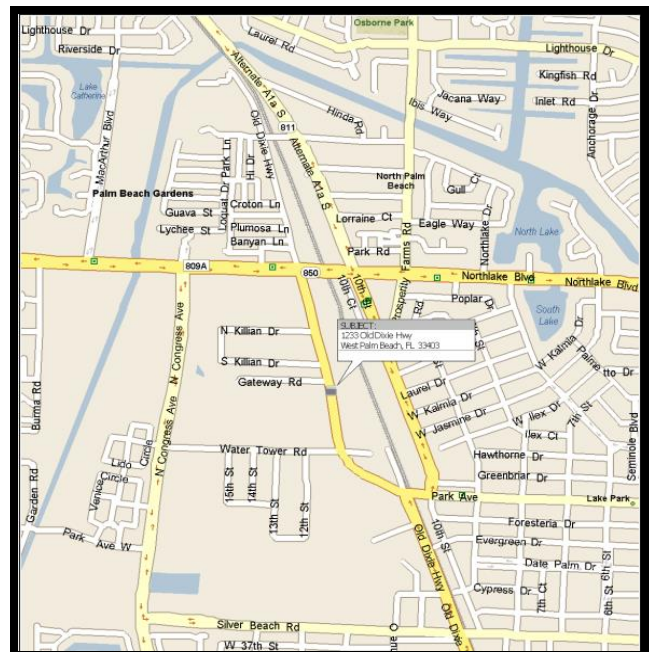


1233 OLD DIXIE HIGHWAY, LAKE PARK, FLORIDA 33403

PROPERTY HIGHLIGHTS:

- **3 building, office/warehouse complex for sale totaling 30,750 ± SF on 1.8774 acres.**
- **Bay sizes range from 250 – 1,000 ± SF.**
- **CBS construction with concrete roof system.**
- **Exceptionally well-maintained property.**
- **Zoned (C-4) Business District, Lake Park**
- **Amazing location in Northern Palm Beach County.**
- **Property is currently 100% leased.**
- **Sale Price: \$7,250,000.00 (\$235 psf).**

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Note: 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.

Property Information Sheet

<u>Property:</u>	30,750 ± sf, 3-building, small-bay industrial complex for sale. The west building fronts Old Dixie Highway and those units are rear loaded with storefront entrances. The middle and east buildings are front loaded and are rented to a variety of small businesses, storage tenants, hobbyists, car collectors, etc. All units have at least one (1) 10' x 10' overhead door and share common area bathrooms which are located in each building. The buildings were constructed in 1974 and consist of (CBS) concrete, block and stucco with a concrete and built-up roof system.
<u>Electric:</u>	Each building has one house electrical meter. Electric is currently included in rent.
<u>Location:</u>	Located in the very active and popular "Northlake Business Park" just east of Interstate 95 at the Northlake Boulevard exit in northern Palm Beach County. Old Dixie Highway is a signalized intersection 1.15 miles east of Interstate 95.
<u>Zoning:</u>	(C-4) Business District, Lake Park. This zoning allows a variety of uses including; but not limited to: office/warehouse uses, certain retail uses, personal and automobile storage, hobby shops and independent car dealerships (with parking inside the unit).
<u>Current Occupancy:</u>	100%
<u>Annual Gross Income:</u>	\$490,000.000
<u>Operating Expenses:</u>	\$166,000.00
<u>Net Operating Income:</u>	\$324,000.00
<u>Sale Price:</u>	\$7,250,000.00 (4.5% capitalization rate).
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Middle Building



East Building



