

1,440 SF WAREHOUSE FOR LEASE
3551 23RD AVE S. UNIT 7, LAKE WORTH, FL 33461



This 1,440 SF unit features a glass storefront entry door leading into approximately 340 SF of office space, including one restroom. The warehouse area offers 14-foot clear ceiling height.

The space includes (1) 10' x 9' overhead door at the front and (1) 10' x 10' overhead door at the rear, providing drive-through capability and efficient loading and unloading.

Unit 7 can be combined with Unit 8 for a total of 2,880 SF, or with Units 5 & 6 for a combined 4,320 SF or 5,760 SF.

Zoning:	Light Industrial
Property Type:	Office / Warehouse
Total Space Available:	1,440 SF
Lease Type:	NNN
Lease Rate PSF Annual:	\$18.00
Monthly Operating Expenses PSF:	\$7.83
Total Lease Rate PSF:	\$25.83
Monthly Rent	\$3,099.60

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