

AVAILABLE FOR LEASE - IMMEDIATE OCCUPANCY

145,518 SF WAREHOUSE AND OFFICE

MANGONIA PARK, FLORIDA



DESCRIPTION: One of the largest blocks of dock high warehouse and office space available in Palm Beach County offering easy access to I-95, the Turnpike, and the Port of Palm Beach. The 145,518 SF available space is located within a 234,538 SF manufacturing/warehouse/office building.

LOCATION: 1601 Hill Avenue, Mangonia Park. The property is located just west of Australian Avenue and south of the Beeline Highway.

SPECIFICATIONS:

- Appx. 107,540 sf of contiguous space consisting of (i) 72,500 sf of Warehouse/Distribution Space with 12' and 20' Clear Ceilings, Eight (8) Dock-High Overhead Door Loading Areas and Ramps for vehicular access and (ii) Appx. 35,000 sf of Office & Mezzanine Space
- Appx. 37,978 sf of separate 2nd story office/warehouse space
- Twin T Concrete Construction
- Fire Sprinklers Throughout
- 4000 amp/480 v Power Supply
- 230 kw Emergency Backup Generator

ZONING/

PERMITTED USES: Zoned "I" Industrial in the City of Mangonia Park, allowing for a wide range of assemblage, distribution, and manufacturing uses. The Property is also designated as a Bio Science Overlay Zone allowing for uses compatible with the Scripps Florida Research Institute or other similar research facilities including laboratories, scientific research, development, and manufacturing.

ASKING RENT: \$5.00 psf Industrial Gross.



CONTACT:

Atlantic Western Realty Corporation, Exclusive Agents.
Jay Romfh, Director of Leasing & Investment Sales
Brad Scherer, President

NOTE: This offering subject to errors, omissions, prior sale or withdrawal without notice. Printed by National Multiple Listing, Inc. www.GoNML.com 1-800-327-5770 NML 184710-I

ATLANTIC WESTERN REALTY CORPORATION
3500 FAIRLANE FARMS ROAD, SUITE 9, WELLINGTON, FL 33414
561-832-3400
www.atlantic-western.com

Looking North East



Looking South East

