

OFFICE WAREHOUSE BAYS

15,355 or 20,971 SF

For LEASE



1275 -1295 SW 4th Ave, Delray Beach, Florida

Directions: I 95 to (E) on Linton Blvd to (N) on SW 4th Ave

Features:

- **Units 1285 & 95** : 15,355 sf –
1 grade level overhead door, 2 docks, 2500 sf office, 1200 amps, 3 phase, optional environmentally AC controlled warehouse, sprinkler
- **Units 1275, 85 & 95** : 20,971 sf -
2 street level doors, 3 docks, 2800 sf office
- +/- 24' ceilings
- Industrial zoning – I
- 12'x14' drive in & 10'x10' dock doors
- 1/1000 parking ratio
- 1 mile to I-95
- signage available
- **PRICE REDUCED** : \$7.50 PSF NNN - \$3.50 CAM

Exclusively Listed by Tom Heller MBA CCIM SIOR GC



Individual Member



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