

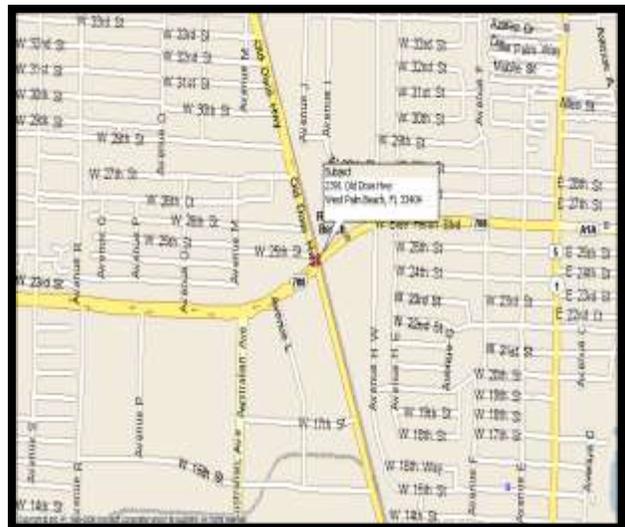
20,000 SF Industrial Space for Lease



2391 Old Dixie Highway, Riviera Beach, Florida

PROPERTY HIGHLIGHTS:

- 45,000 ± SF office/warehouse facility.
20,000 SF available for lease on West side of the building.
- 1,600 ± SF air-conditioned clean room.
- 1,000 ± SF two story office area.
- 3.16-acre lot (137,650 SF)
- (2) 17' wide x 13' high grade level overhead doors on both north and south side of building.
- Approximately 50 parking spaces available for new tenant.
- Zoned (IL) Limited Industrial, and (CG) Commercial General, Riviera Beach
- This was a former retail/wholesale building supply facility. A similar use would be ideal.
- Fully functional paint spray booth and composite material oven also available for sale or lease.
- There is an FEC rail spur and loading platform with ramp along the west property line.
- For Lease: \$10.00 psf Modified Gross.



For Further Information Contact:
Kerry Jackson, SIOR, Vice President
Reichel Realty & Investments, Inc.
8845 North Military Trail, Suite 100
Palm Beach Gardens, Florida 33410
561-478-4440 (w) (561) 512-7512 (m)

www.reichelrealty.com; kjackson@reigchelrealty.com

Commercial Real Estate Expertise for Today's Market

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

Property: 45,000 SF office/warehouse facility located at 2391 Old Dixie Highway, Riviera Beach, FL. The building features CBS and metal construction with a metal bar-joist roof system and a built-up tar and gravel membrane. The ceiling height is 20' clear. There is 3 phase heavy power with a minimum of 1,200 amps to the building. There are approximately 100 parking spaces on this mostly paved 3.16-acre lot. There is an FEC rail spur with a ramped loading platform along the western property line.

Space for Lease: The Westernmost 20,000 SF of the building is for lease to a new Tenant. Currently there is a 1,600 SF fully air-conditioned "clean room" which has a drop ceiling. Additionally, there are 2 story offices totaling approximately 1,000 SF. There are 2 large sets of bathrooms and (2) 17' wide x 13' high grade level roll up doors on both the north and south sides of the building. There is also a fully operational paint spray booth and a composite material forming oven available for sale or lease within the space. There are approximately 50 parking spaces available for a new Tenant. Outside storage may also be possible.

Location: Located on the southwest corner of Blue Heron Boulevard and Old Dixie Highway, Riviera Beach, Florida.

Potential Uses/History: The building was originally built for Scotty's Building Supply in 1973. The building was then owner/occupied for many years by Mosler Industries who designed, developed and built Consulier race cars. Mosler then sold the business and real estate to another race car manufacturing company. Now the current owner wishes to lease a portion of the building including the paint spray booth and composite material oven.

Site: 3.16 acres or 137,650 SF

Zoned: (IL) Limited Industrial, and (CG) Commercial General, Riviera Beach. The north parking lot is zoned commercial while the building and adjacent parking areas are zoned industrial.

Lease Price: \$10.00 psf Modified gross plus utilities and Sales Tax.

Contact: *Kerry Jackson, SIOR, Vice President*
Reichel Realty & Investments, Inc.
8845 North Military Trail, Suite 100
Palm Beach Gardens, Florida 33410
561-478-4440; (561) 512-7512
kjackson@reichelrealty.com; www.reichelrealty.com

Commercial Real Estate Expertise for Today's Market 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







