

FOR LEASE

2001 N. CONGRESS AVENUE, RIVIERA BEACH, FLORIDA 33407



OVERVIEW

Class A industrial building, well maintained and in excellent condition, located in a nicely landscaped mixed use industrial park.

DIMENSIONS

Total Building Size: 167,986 SF

Contiguous Office/Warehouse SF: 44,818 SF

Available Office/Showroom: 32,919 SF

Available Office/Warehouse: 3,600 SF

Lot Size: 9 acres (393,571 SF)

LEASE RATE

Office/Warehouse PSF: \$6.95 - \$8.95 NNN

Office/Showroom PSF: \$9.95 NNN

Lease Term: 5 years

CAM PSF per year: Estimated at \$3.00

PRIMARY USE

Office/Warehouse; Light Industrial

FOR MORE INFORMATION

PLEASE CONTACT:

LISTING NUMBER: 597

Neil J. Gaeta, CCIM

ngaeta@fgcre.com

(561) 627-1500 Telephone

(561) 627-1958 Fax



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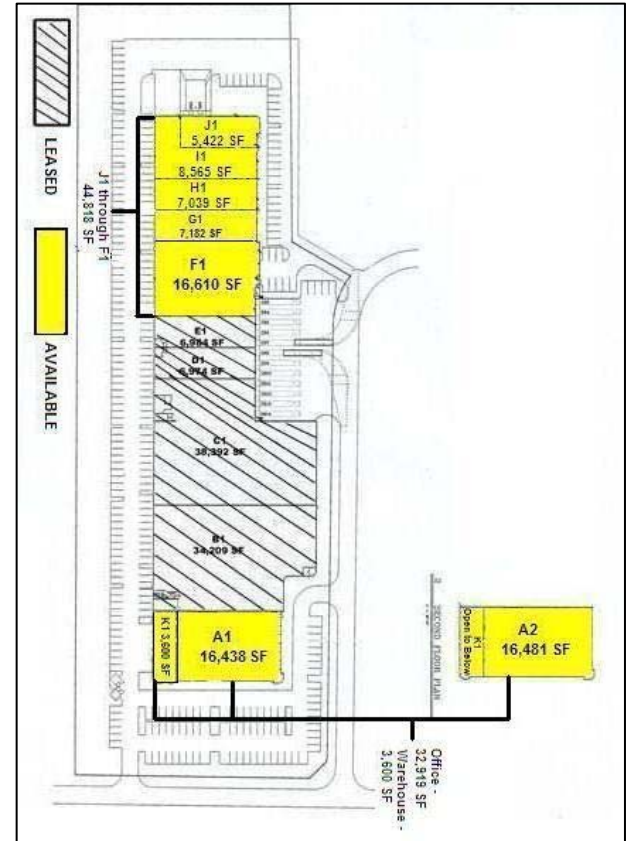
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UNIT INFORMATION

Office/Showroom	Size	Price
A1	16,438 SF	\$9.95 NNN
A2	16,481 SF	\$9.95 NNN

Bay #	Size	Ceiling Height	Loading Doors	Price
B1	34,209 SF	N/A	N/A	Leased
C1	38,392 SF	N/A	N/A	Leased
D1 & E1	13,947	N/A	N/A	Leased
F1	16,610 SF	26'	2 Dock 1 Grade	\$6.95 NNN
G1	7,182 SF	26'	2 Grade	\$6.95 NNN
H1	7,039 SF	26'	2 Dock 4 Grade	\$6.95 NNN
I1	8,565 SF			
J1	5,422 SF			
K1	3,600 SF	24'	4 Grade	\$8.95 NNN

FLOOR PLAN



GENERAL INFORMATION

- Built in 1989
- Type 1 Pre-stressed Concrete Panels
- Twin T Roof
- 235 Parking Spaces
- 3 Phase Electric
- City Water and Sewer
- Fire Sprinklers Throughout
- A/C in offices

LOCATION INFORMATION

Directions: Take I-95, exit east on Blue Heron Boulevard to Congress Avenue. Travel south on Congress Avenue to Seabird Way.

Highway Access: I-95 is 1.2 miles and the Florida Turnpike is 3.9 miles from property.

Airport(s): Palm Beach International Airport is 8 miles from property.

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