

FOR SALE OR LEASE

OFFICE/WAREHOUSE BUILDING

867 WEST 13TH COURT

RIVIERA BEACH, FLORIDA 33404

NOW AVAILABLE



FEATURES

- ±22,500 SF on 1.46 acres
- ±6,745 SF of 2-story highly improved office and lab space
- CBS high-tech prefabricated metal and foam insulating core construction creating an extremely energy efficient building
- Hurricane impact glass throughout 100% air-conditioned and fire sprinklered office and warehouse
- 2-12'x10' overhead doors with truck wells and 2-12'x14' grade level overhead doors

ASKING PRICE - \$3,375,000

LEASE RATE - \$9.50 PSF NNN



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GENERAL DESCRIPTION

Built in 2002, 867 West 13th Court is a freestanding manufacturing building totaling approximately 22,500 square feet on 1.46 acres.

OFFICE DETAILS: 6,745 square foot, two-story office portion of the building;

The office portion is comprised of a lobby with reception area, three large rooms, 12 private offices, a kitchen, copy room and three restrooms;

High-end finishes, including parabolic lighting and 2 x 2 ceiling grid;

CBS construction with a concrete roof and hurricane impact glass throughout;

The second floor is a poured concrete mezzanine which is partially built out with additional office space and is included in the square footage calculations;

The remaining space could be completed to finish out the second floor or left open to accommodate additional storage.

WAREHOUSE DETAILS: 15,755 square foot warehouse portion of the building;

The warehouse area is comprised of two large rooms (demising wall can be removed to create one large open space)

Built with prefabricated metal panels with a high density foam insulating core construction, making the building extremely energy efficient;

The warehouse area has a steel joist and insulated metal roof system;

Clear span, column free warehouse;

22' - 24' clear ceiling height;

There are two dock high and two grade level overhead doors.



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PROPERTY HIGHLIGHTS

- Location: The property is located just south of Blue Heron Boulevard between Australian Avenue and Barack Obama Highway on West 13th Court. The property benefits from excellent access to I-95, Beeline Highway and Florida's Turnpike and is minutes to Palm Beach International Airport and the Port of Palm Beach.
- Zoning: (IL) Limited Industrial—City of Riviera Beach
- Site Area: The site measures approximately 63,598 square feet (1.46 acres).
- Parking: 39 parking spaces or 1.7 spaces per 1,000 SF. Fully fenced, gated and paved lot.
- Security: Full building alarm, including motion sensors, cameras and electronic key code access.
- Power: 1600 amp heavy electric / 3 phase power.
- HVAC/Fire Sprinkler: 100% air-conditioned and fire-sprinklered
- Parcel Control Number: 56-43-42-32-24-000-0130
- Real Estate Taxes: 2019: \$61,394

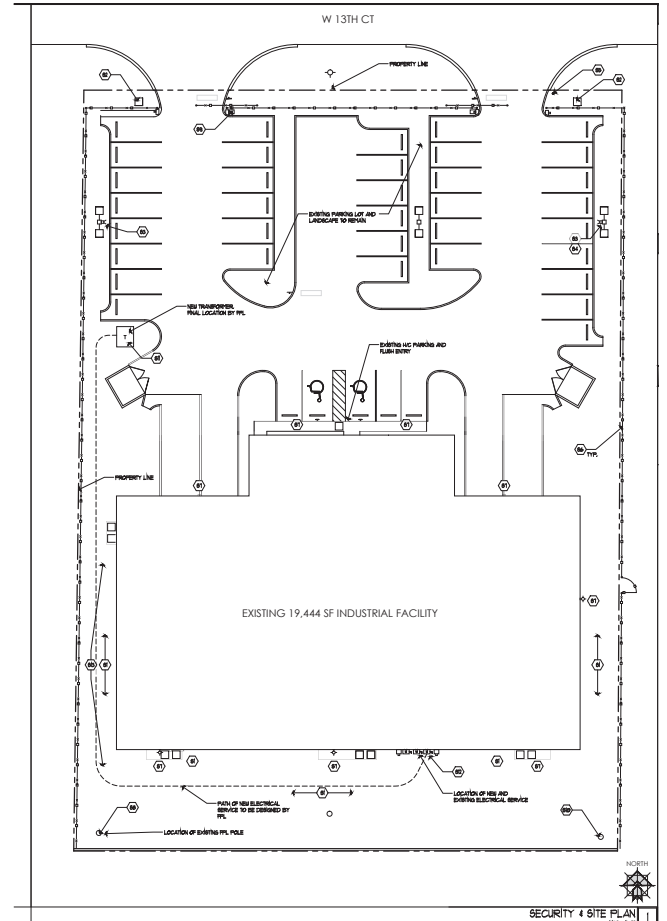
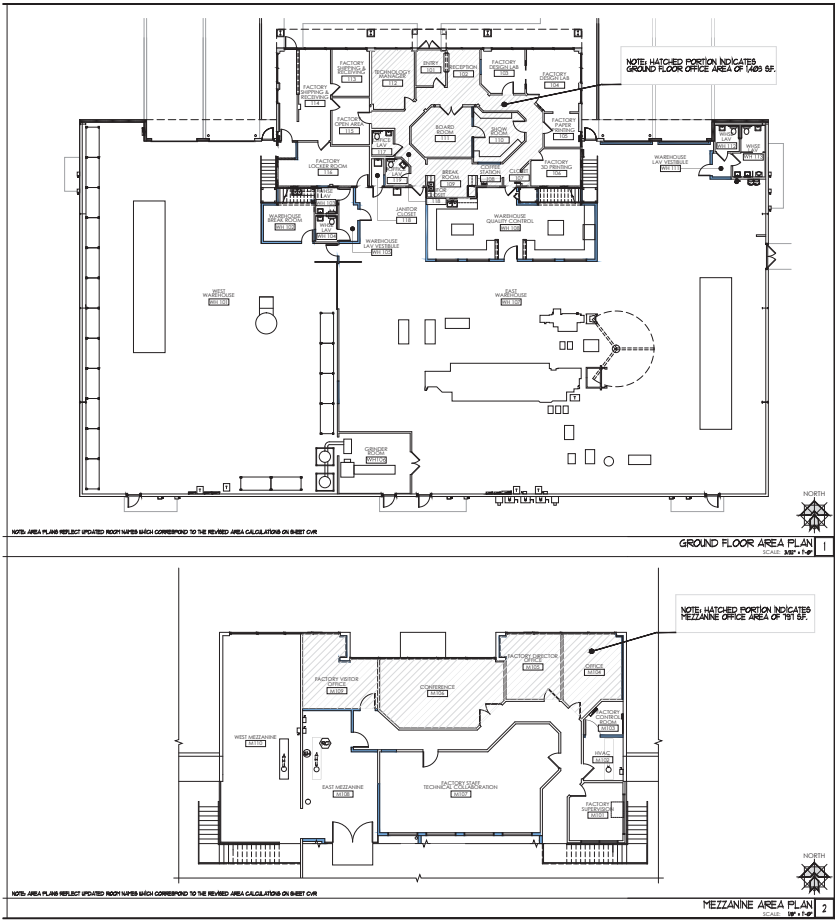
LOCATION MAP



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FLOOR PLANS



ADDITIONAL PHOTOS

