

FOR LEASE

# ±27,290 SF Warehouse/Office Space

1335 53rd Street  
Mangonia Park, FL 33407



## FEATURES

- + **Suite B - 27,290 SF available**
- + Located off 45th Street and Australian Avenue
- + Close to Interstate 95 and Port of Palm Beach
- + 45,085 SF total building
- + 24' clear height
- + 100% air conditioned
- + Ample parking
- + Tilt-wall construction
- + 2 drive-in ramps
- + 2 dock doors
- + Low impact glass throughout
- + Power into building is 800 amps at 120/208v  
3-phase 4-wire service



## CONTACT

### KIRK NELSON

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### ROBERT SMITH

Executive Vice President  
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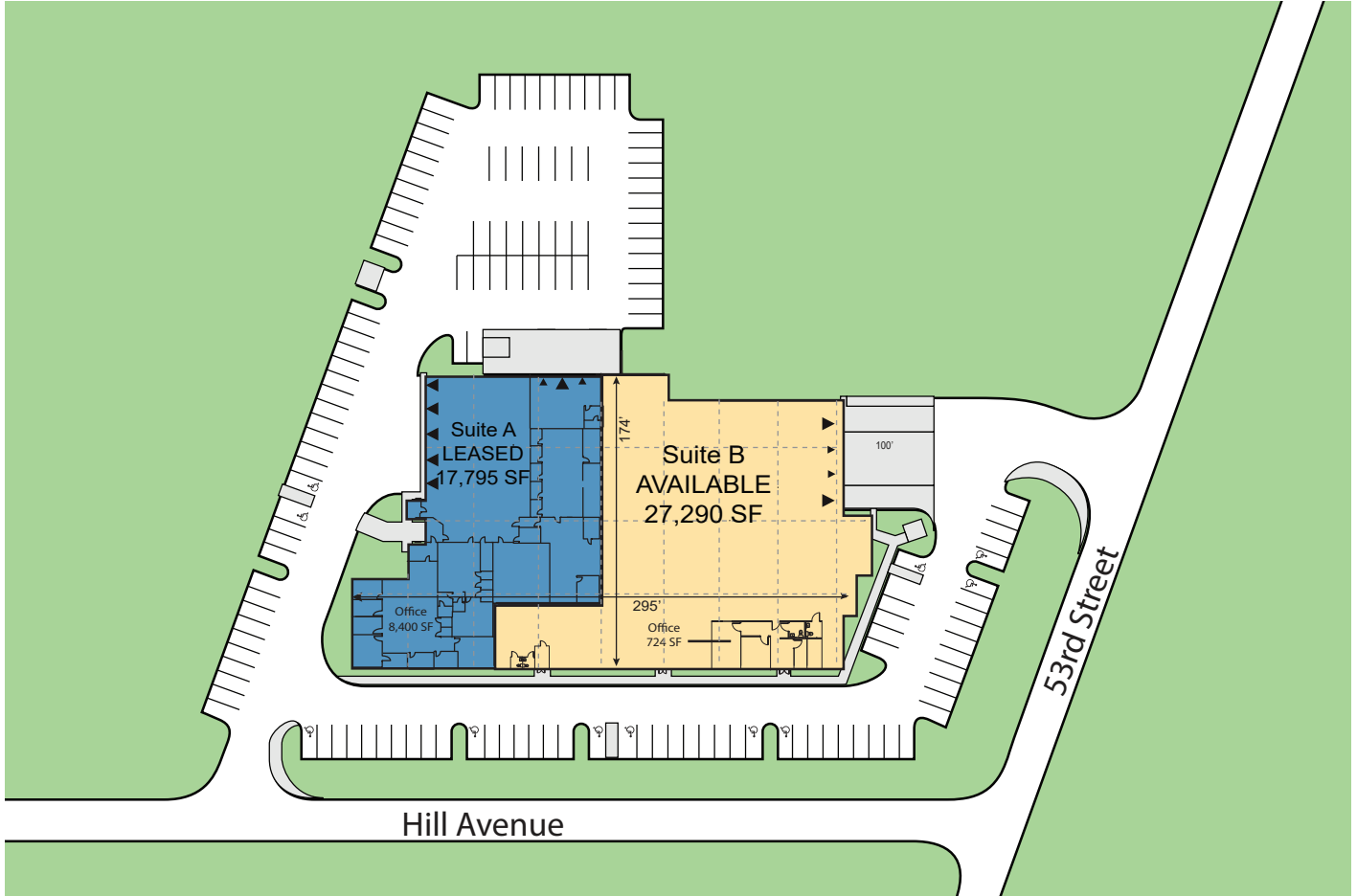
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**LEASE RATE - \$7.95 PSF NNN**  
**OPERATING EXPENSES - \$3.94 PSF CAM**

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## SITE PLAN



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Owned And Managed By:



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