

FOR LEASE - ±56,382 SF ON ±3.6 ACRES

# 51 HYPOLUXO ROAD

HYPOLUXO, FL 33462

NOW AVAILABLE



## FEATURES

- + ±56,382 Free-Standing Office/Warehouse/ Manufacturing Building on ±3.6 Acres
- + Building Comprises
  - ±9,433 SF Executive Office Space
  - ±46,949 SF Manufacturing/Warehouse Space
- + Flexible Zoning Permits a Wide Range of Uses Including Manufacturing
- + Abundant Parking Onsite
- + Climate Controlled - HVAC Warehouse
- + Fully Fire Sprinklered
- + 22'-24' Clear Ceiling Heights
- + One (1) Grade Level Loading Door
- + Approved Florida East Coast Railroad Rail Spur
- + Close Proximity to I-95, Palm Beach International Airport



## CONTACT

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CBRE, Inc. | Licensed Real Estate Broker

**RENTAL RATE: \$7.95 NNN + \$2.50 PSF OPEX**

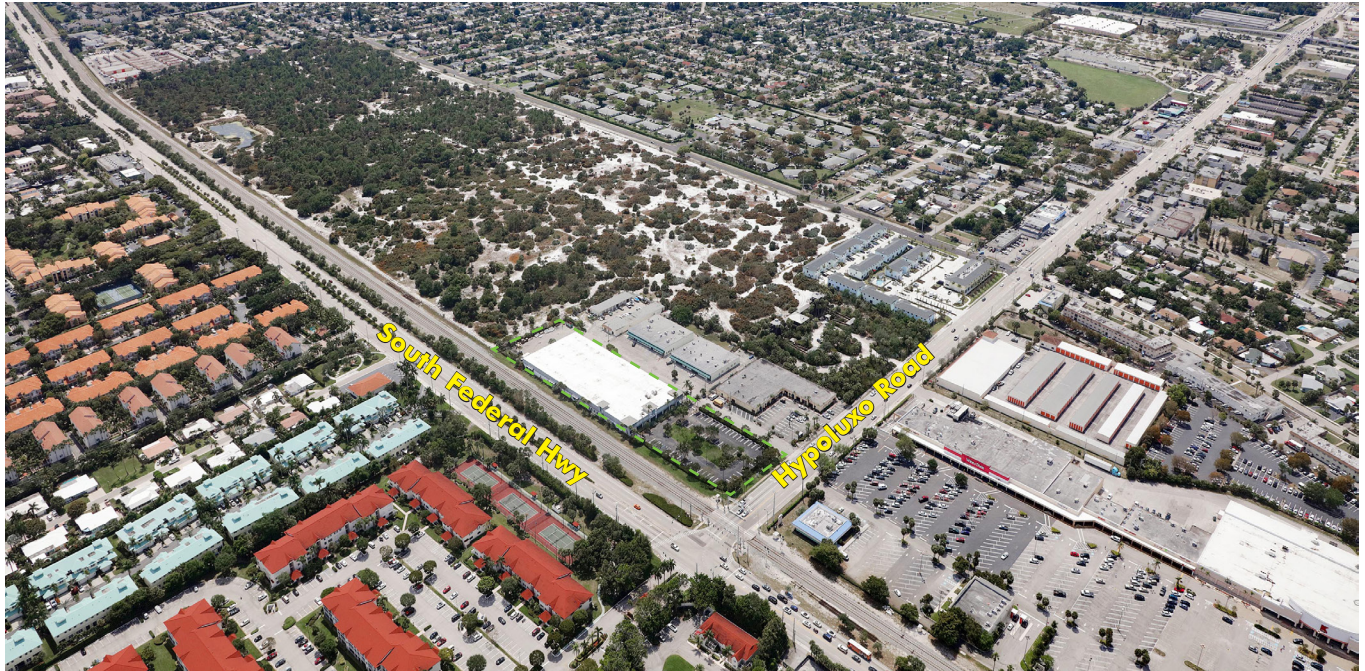
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**CBRE**

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## AERIAL MAP



## PHOTOS



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