

FOR LEASE

6,400 SF Fully Air Conditioned
Dock High Industrial Space

7788 Central Industrial Dr
Riviera Beach, FL

The GOLDSTEIN REAL ESTATE Group



Property Highlights:

- **FULLY AIR CONDITIONED**
- 2 dock high and 1 grade level loading with 12'x14' high loading doors
- 18-22' clear height in warehouse
- Service window in office foyer
- 800 SF Mezzanine above office
- CBS Walls, steel frame construction with durable standing seam metal roof system.
- Full fire sprinkler system
- 3 Phase, 120/208 volt 100-amp minimum electrical service
- ½ mile from Interstate 95, via Blue Heron Blvd
- Zoned light industrial!

LEASE RATE:

\$20.00 PSF Industrial Gross*
(see next page)



For more Information Contact

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The Goldstein Group

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Available Space:

Located in the heart of Palm Beach County's Industrial Center of Riviera Beach.

Close to both Port of Palm beach and I-95

Unit 3 for lease: 6400 SF total, **FULLY AIR CONDITIONED**, with approximately 800 SF of office space, an 800 SF mezzanine (above the office), two dock-high loading doors, and one grade level loading door with access ramp, two bathrooms, and s three phase, 100 amp electrical.

Ample Parking on-site for all units!

LEASE RATE:

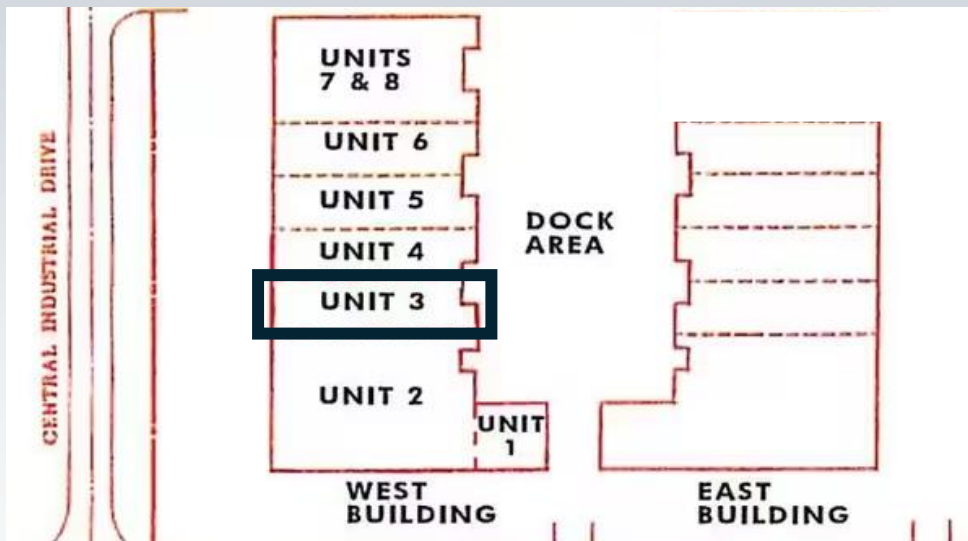
\$20.00 PSF Industrial Gross*

Owner Responsibilities

- Property Taxes
- Property insurance
- CAM (Common Area Maint)
- Exterior Maintenance
- Roof
- Parking Lot
- Landscaping

Tenant Responsibilities:

- Electrical
- Water/sewer
- Interior Maintenance
- HVAC Maintenance
- Janitorial
- Professional liability insurance
- Trash Pickup

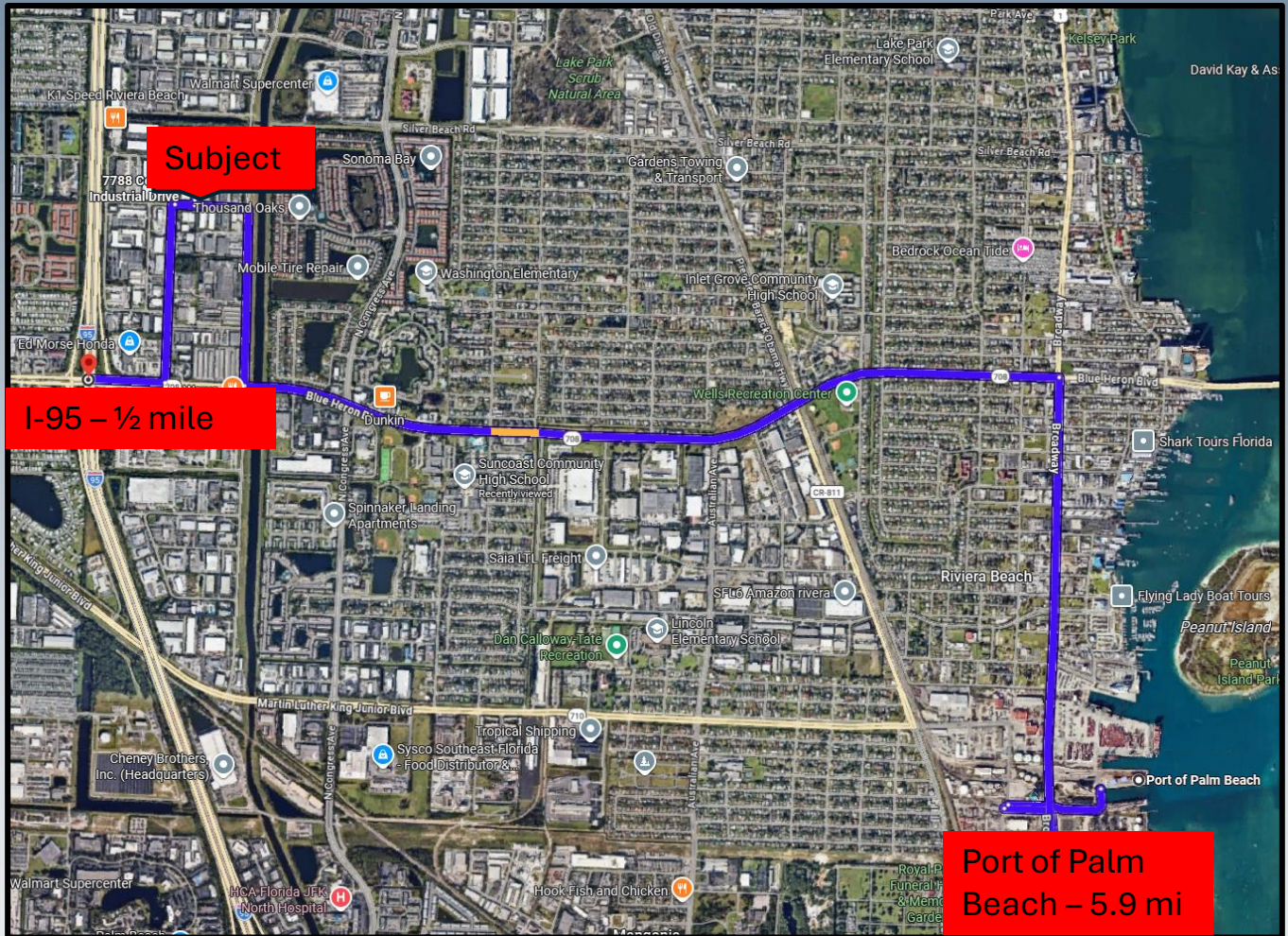


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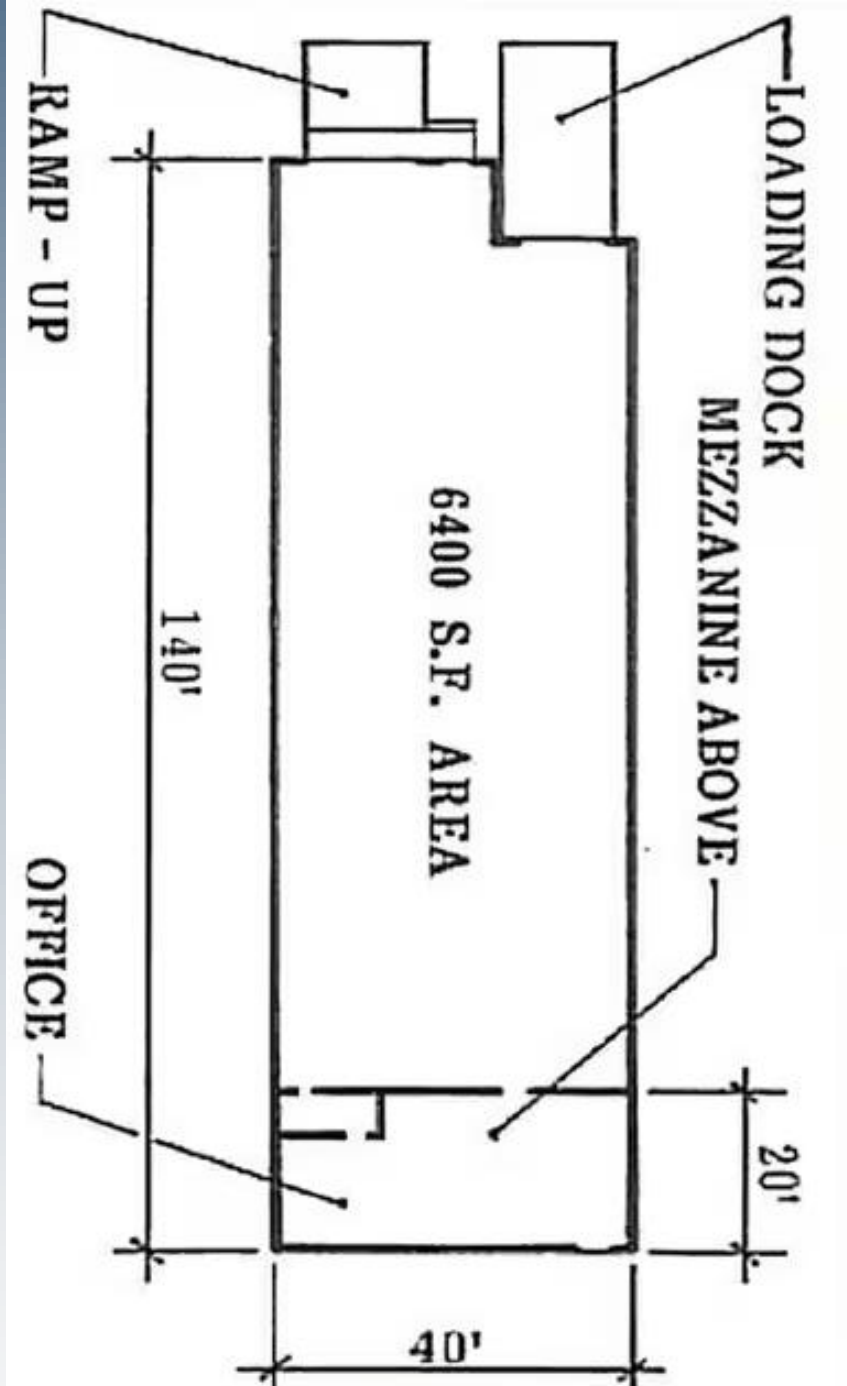
**5.9 MI TO
PORT OF PALM BEACH**



**1/2 MI TO
INTERSTATE 95 N/S**

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View from Mezzanine



800 SF Mezzanine

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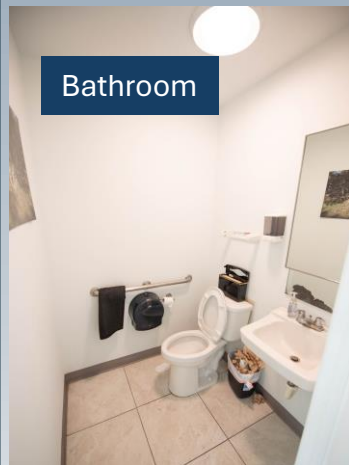
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Office area



Ramp Loading area



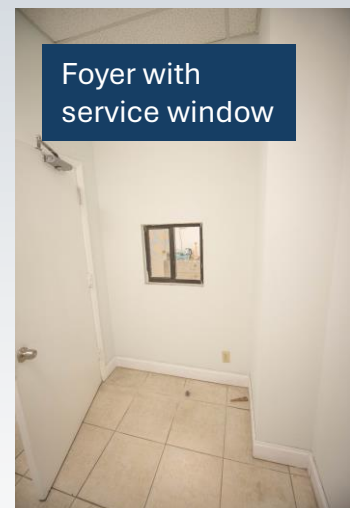
Bathroom



Dock high loading/unloading area



100amp Electrical



Foyer with
service window