

FOR LEASE

Freestanding Industrial Warehouse

Warehouse / Showroom / Manufacturing / Distribution with **Fenced Outside Storage**

±6,500 SF | ±2,500 SF Secured Paved Outside Storage



Close Proximity to I-95, Palm Beach International Airport & Port of Palm Beach

821 27th Street | West Palm Beach, FL

Tom Robertson
Senior Managing Partner
TRobertson@rrcra.com
561.703.0888

Exclusively Offered By:



Property Summary

This 10,000 SF two tenant light industrial warehouse is located in a well-established industrial corridor of West Palm Beach, offering a highly functional layout designed to support a wide range of industrial, office, showroom, manufacturing, and distribution. The vacant 6,500 SF features a balanced mix of warehouse, office, and secured outside storage, allowing tenants to operate efficiently within a single, self-contained facility.

The available front facing space (Tenant 2) consists of approximately ±6,500 SF, including ±500 SF of showroom/office. The suite features three (3) grade-level overhead doors (14' x 14'), 18' clear ceiling height, 3-phase / 200-amp power, and ±2,500 SF of **secured fenced outdoor storage**, providing functionality for equipment storage, deliveries, and vehicle access. Zoned IL – Light Industrial, the property is well suited for a variety of industrial or service-oriented users seeking a well-located facility in West Palm Beach.

Available Space Details

Property Address	821 27th Street, West Palm Beach, FL 33407
Available Space	±6,500 SF (Tenant 2)
Showroom / Office	±500 SF
Roof	New 2026
Fenced Outdoor Storage	±2,500 SF (Secured)
Power	3 Phase / 200 Amps
Loading	Three (3) Grade-Level OH Doors
OH Door Dimensions	14' Wide x 14' High
Ceiling Height	18' Clear
Zoning	IL- Light Industrial

Lease Rate:
\$20.00/ PSF Gross

Property Highlights

- Freestanding light industrial building with secured outside storage.
- ±6,500 SF total building area with dedicated office / showroom component.
- Twin 'T' concrete construction.
- ±2,500 SF fenced yard ideal for equipment, material storage, and parking.
- New warehouse interior LED overhead lighting.
- Three (3) grade-level OH doors supporting efficient loading and operations.
- New paint interior and exterior.
- 18' clear ceiling height suitable for storage, distribution and industrial use.
- New air conditioning system.
- IL – light industrial zoning allowing a variety of permitted uses.
- Functional layout designed for service, contractor, trade manufacturing distribution.
- Located in an established West Palm Beach industrial area / Good I-95 access.

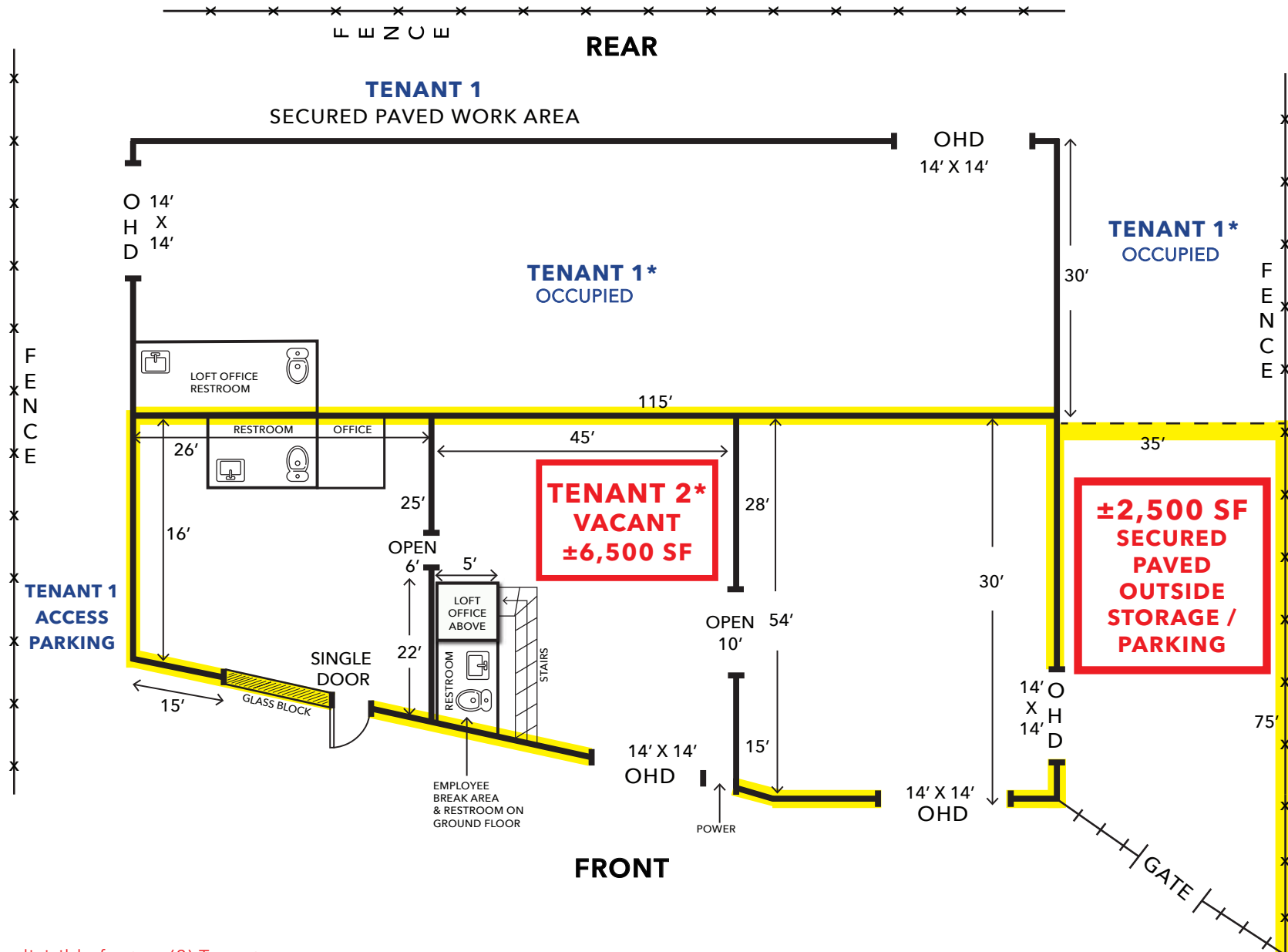
Property Boundaries



FLOOR PLAN

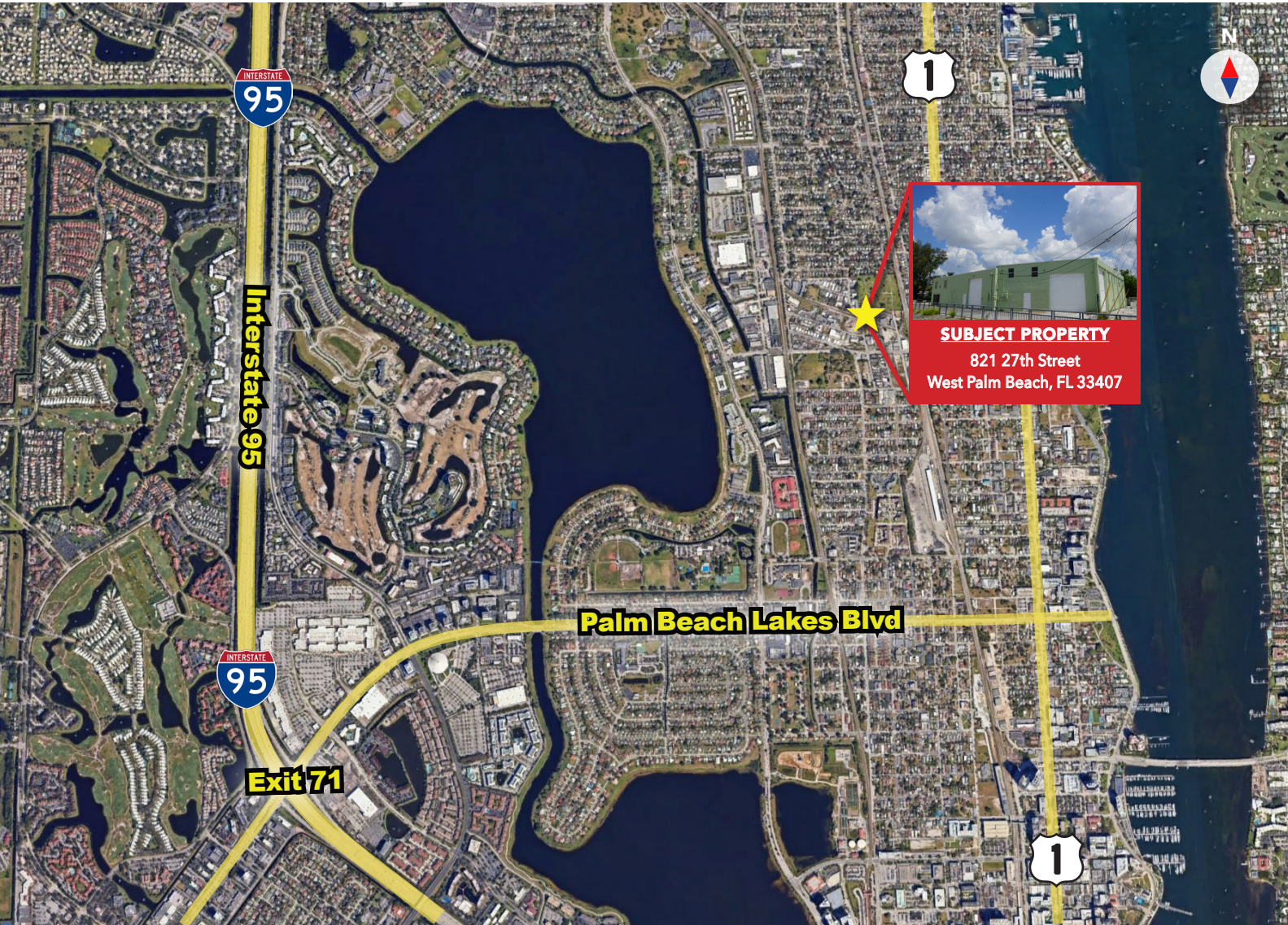
821 27th Street, West Palm Beach, FL 33407

±6,500 | Tenant 2



*Building divisible for two (2) Tenants

Location Map



DISTANCES TO PROPERTY

- | | | |
|---|--|--|
|  |  |  |
| <ul style="list-style-type: none">• I-95 Access Ramps: 1.5 miles• Florida's Turnpike: 3.5 miles• Okeechobee Blvd: 2 miles• 45th St (SR-704): 1.8 miles | <ul style="list-style-type: none">• Palm Beach Int'l Airport: 6.5 miles• FXE Executive Airport: 38 miles• Fort Lauderdale Int'l: 48 miles | <ul style="list-style-type: none">• Port of Palm Beach: 4.5 miles• Port Everglades: 40 miles• Port of Miami: 70 miles |

Ideal Uses

Zoning: IL - Light Industrial (City of West Palm Beach)

- | | |
|---|--|
| <ul style="list-style-type: none">• Contractor & Trade Services• Warehouse & Distribution Operations• Light Manufacturing & Assembly• Equipment & Materials Storage• Service-Oriented Industrial Users• Flex Industrial (Office / Warehouse Configuration) | <ul style="list-style-type: none">• Small-Scale Logistics & Supply Operations• Research & Development / Technical Operations• Printing, Packaging & Light Production Uses• Business Services with Industrial Support Components• Commercial Storage & Service Facilities |
|---|--|

Property Photos



The interior of the warehouse features 18' clear ceilings and 3 (three) overhead doors with LED lighting. There is an employee work area with a restroom on the ground floor, and the stairs lead to a loft / office / storage closet above.





821 27th Street | West Palm Beach, FL 33407



Tom Robertson

Senior Managing Partner

TRobertson@rrcra.com

561.703.0888

Exclusively Offered By:



The information presented herein is believed to be accurate and provided by reliable sources, however, no representation or warranty, expressed or implied, is made as to the accuracy or completeness of this information or any of its contents. Nothing contained herein constitutes investment, legal or tax advice or an offer to sell or a solicitation of an offer to buy any security. This information is subject to changes, removal from the market without notice, and errors and omissions. If your property is currently listed with another broker, please disregard. This is not intended to solicit their listing.