

3308 W. 45th Street

West Palm Beach, FL 33409

AVAILABLE INCREMENTS OF SPACE:

±7,000 SF, ±8,970 SF, ±12,548 SF, ±14,924 SF, ±27,472 SF, ±36,442 SF, OR ±43,442 SF



PROPERTY HIGHLIGHTS

- + Direct frontage on 45th Street
- + Proximity to Interstate 95
- + Beautiful Showroom and Office Improvements
- + Oversized Grade Level Drive in Doors
- + Twin T Concrete Roofs (New Roofs in 2026)
- + 18' to 20' Clear Heights
- + Dock High Loading Ramp on Property
- + Additional Yard Area Available
- + 3 Phase Power
- + Renovations in Progress (Painting, updating, etc.)

All spaces can be leased separately or combined (detailed plans available upon request)

3308 45th Street (office/showroom/warehouse with direct frontage)

- ±8,970 SF Total
- ±3,168 SF Showroom
- ±3,661 SF Office
- ±2,141 SF Warehouse
- Grade Level Loading
- New Roof Upgraded Insulation - Average R Value 28

3300 45th Street (showroom/warehouse with direct frontage)

- ±12,548 SF Total
- ±2,490 SF Showroom
- ±7,510 SF Warehouse
- ±2,490 SF Mezzanine
- Oversized 16' x 20' power grade level door
- New Roof Upgraded Insulation - Average R Value 27

3304 45th Street (easily combined with 3300 45th Street building)

- ±14,924 SF Total
- New Roof Upgraded Insulation - Average R Value 27

3320 45th Street (rear free-standing warehouse building with small office and restrooms)

- ±7,000 SF Total
- Water filtration equipment available for marble fabrication
- Improved Storage Yard ±1 Acre

Contact Us

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Lease Rate - From \$14.00 SF NNN to \$18.50 SF NNN*

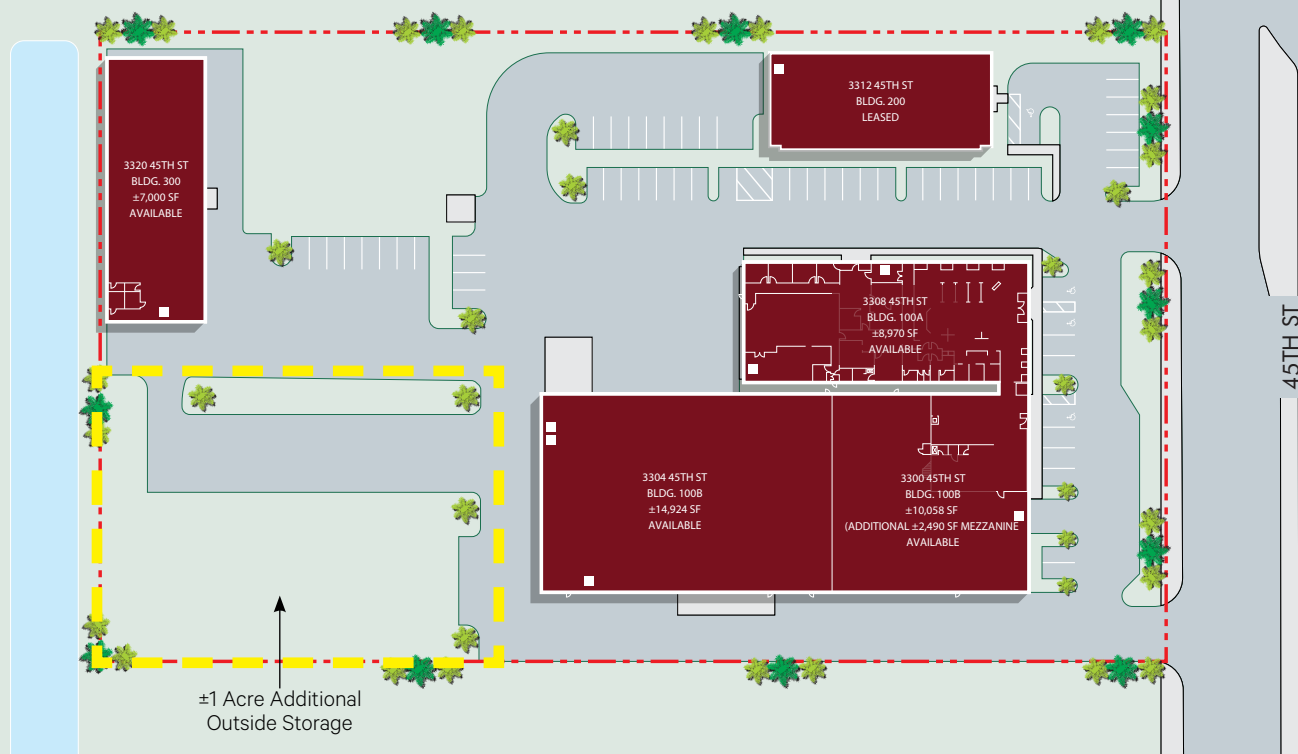
2026 Estimated Operating Expenses: \$6.80 SF

*Subject to size, amount of improvements, location, credit, term, and TI

Property Aerial



Site Layout



RETAIL/SHOWROOM/WAREHOUSE FOR LEASE
3308 W. 45th Street | West Palm Beach, FL

For Lease - All or Part

Additional Photos



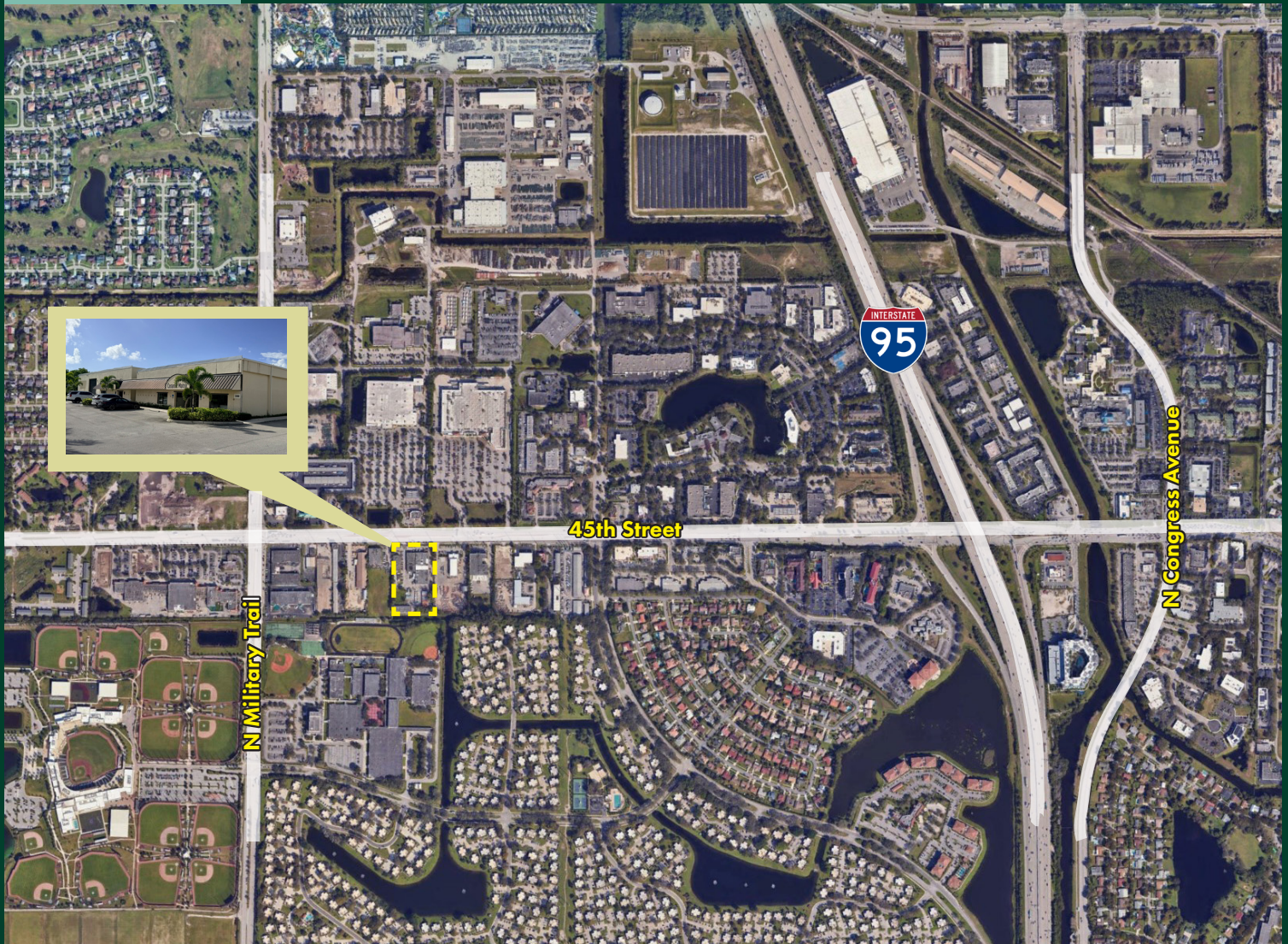
Additional Photos



FREESTANDING RETAIL/SHOWROOM FOR LEASE
3308 W. 45th Street | West Palm Beach, FL

For Lease

Locational Aerial



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