

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 33407

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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.

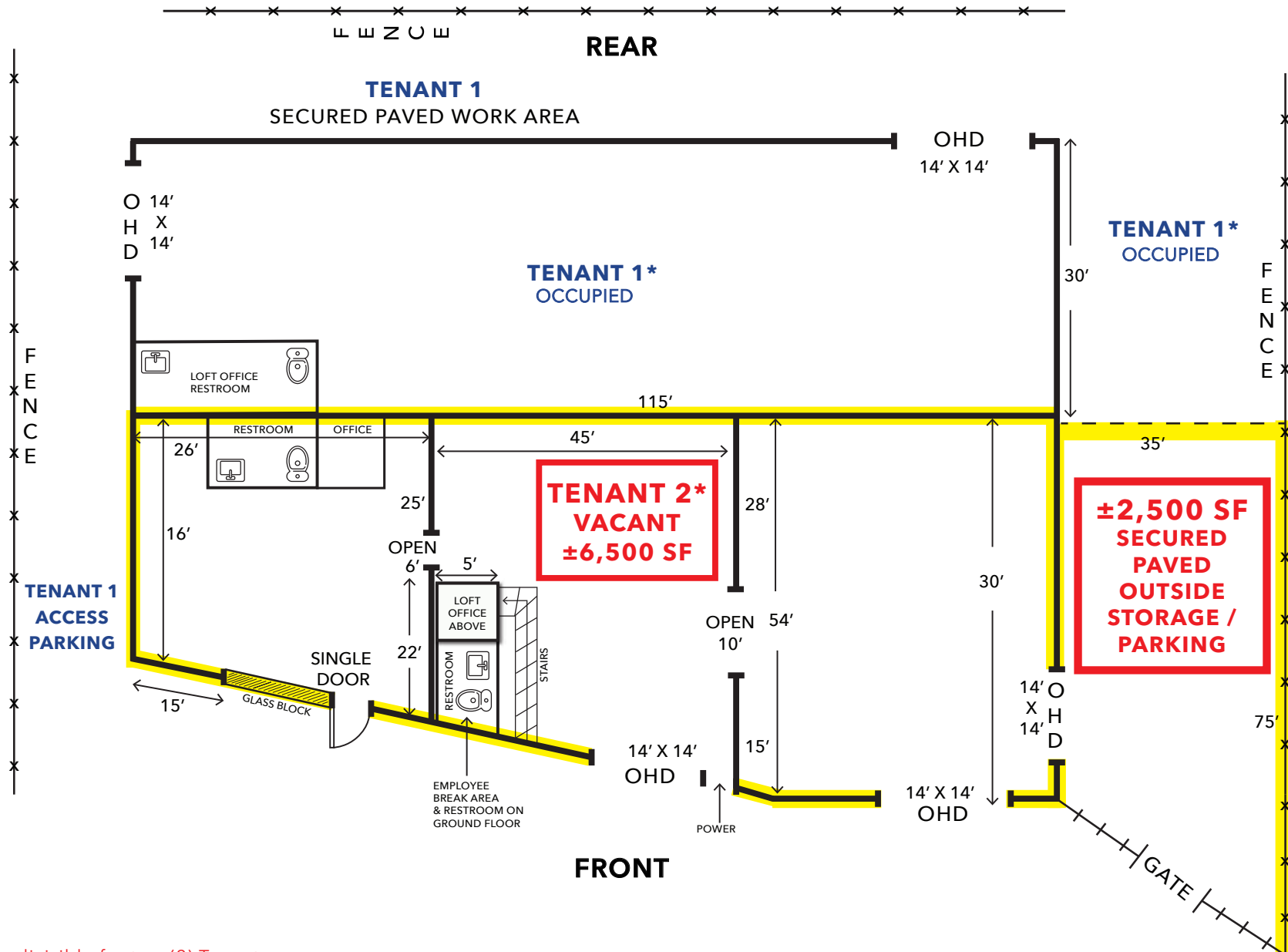
Property Boundaries



FLOOR PLAN

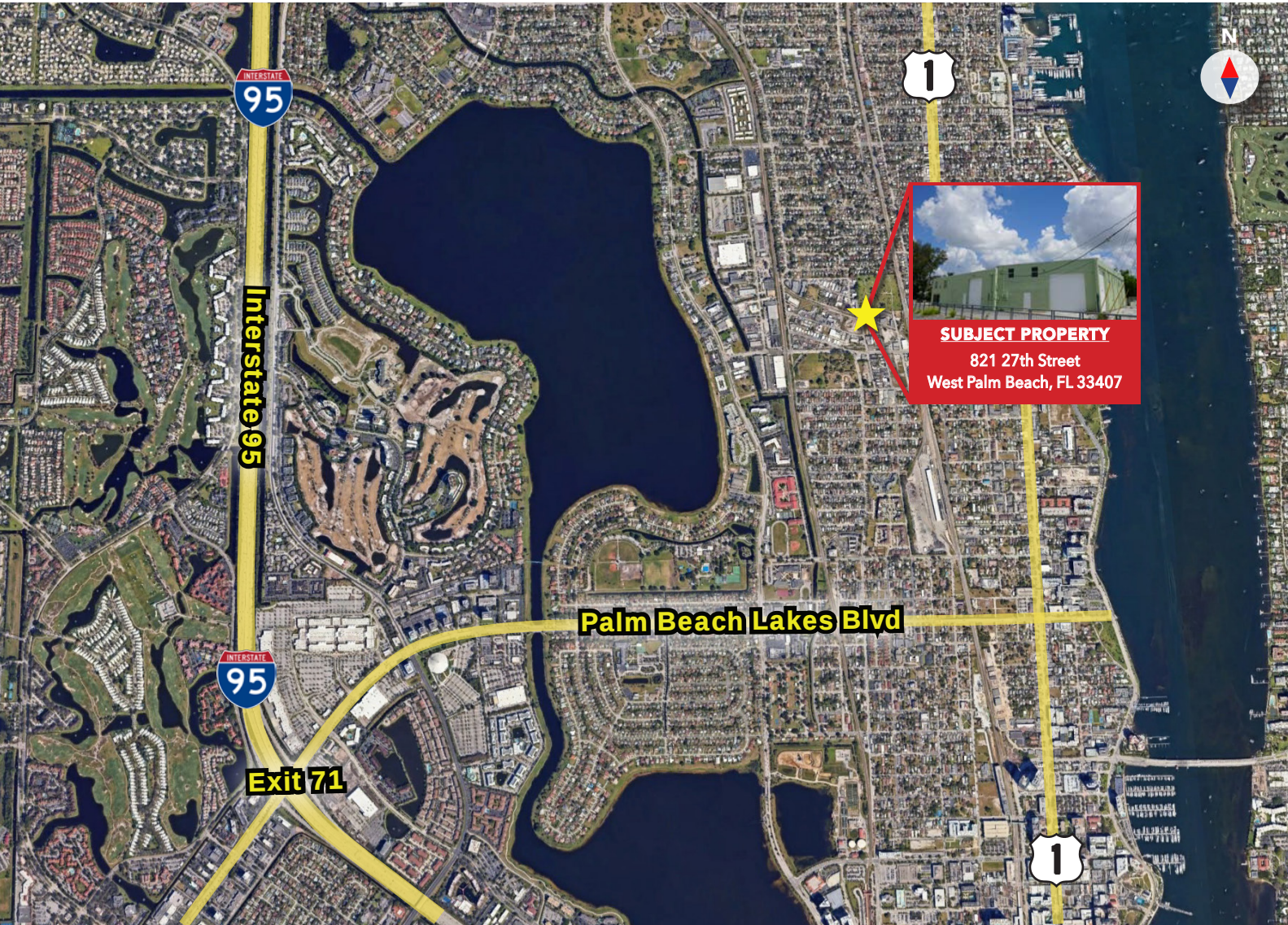
821 27th Street, West Palm Beach, FL 33407

±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.





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