



FOR SUBLEASE

Class A Industrial Space with Immediate I-95 Access in Gateway Center
2049 HIGH RIDGE ROAD, BOYNTON BEACH, FL 33426

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±10,830 SF Industrial Sublease Opportunity with Dock High Loading

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Located within Gateway Center, this ±10,830 SF sublease opportunity offers a functional combination of warehouse and office space in an established Class A industrial park. The property provides immediate access to Interstate 95 via Gateway Boulevard, allowing efficient distribution throughout Palm Beach and Broward Counties. The suite features a well configured office buildout, employee amenities including a breakroom and restrooms, and a large warehouse area with five dock high loading positions and 24' clear height. Tenants benefit from proximity to the amenity rich Gateway Boulevard corridor with numerous dining, retail, and service options nearby.

Property Highlights

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Well positioned for convenient access throughout Palm Beach County
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Functional layout supporting both office and operational uses
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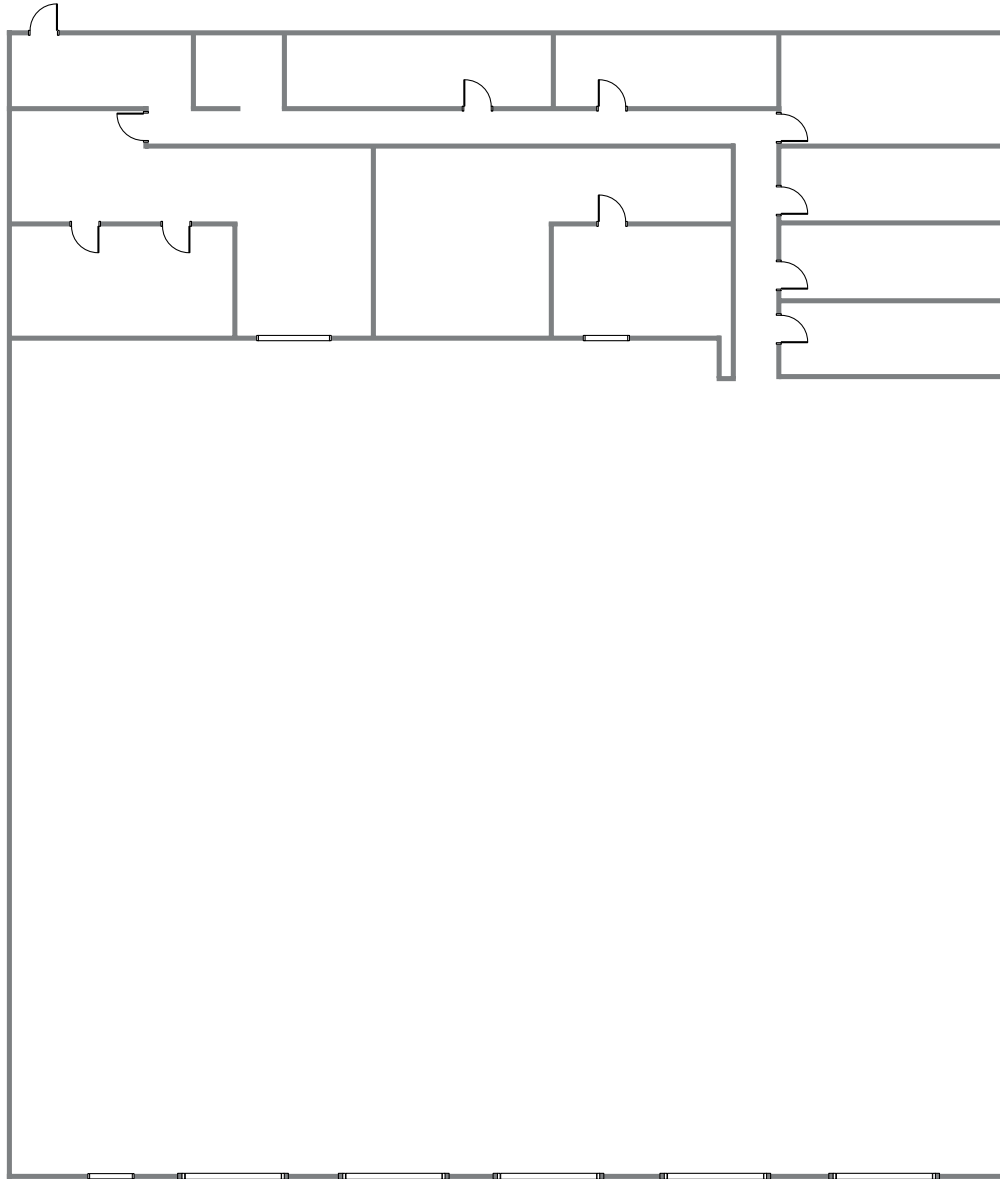
5 dock high loading bays and 1 ramp for flexible loading operations
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Convenient access to nearby retail, dining, and service amenities

Property Details

Property Address	2049 High Ridge Road
Industrial Park	Gateway Center
Building	Building 500
Available Space	10,830 RSF
Lease Expiration	October 31, 2028
Building Size	73,175 SF
Year Built	2000
Clear Height	24' Clear Height
Column Spacing	30' x 30'
Dock High Doors	5
Sprinkler System	Wet
Construction	Reinforced Concrete
Parking Spaces	80
Utilities	City Water and Sewer

Floor Plan



±10,830

rentable square feet
available

Building Photos



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