

# FOR LEASE | FREESTANDING COMMERCIAL/SHOWROOM/WAREHOUSE BUILDING

2724 Shawnee Ave | West Palm Beach | FL 33409



## HIGHLIGHTS

- Freestanding commercial/showroom/warehouse building containing approximately 10,180 SF.
- 1/3 acre of outdoor fenced area that can be used for parking and storage.
- Property is zoned GC - General Commercial, in Unincorporated Palm Beach County.
- Close access to I-95, Okeechobee Blvd, Congress Avenue and the Florida Turnpike.

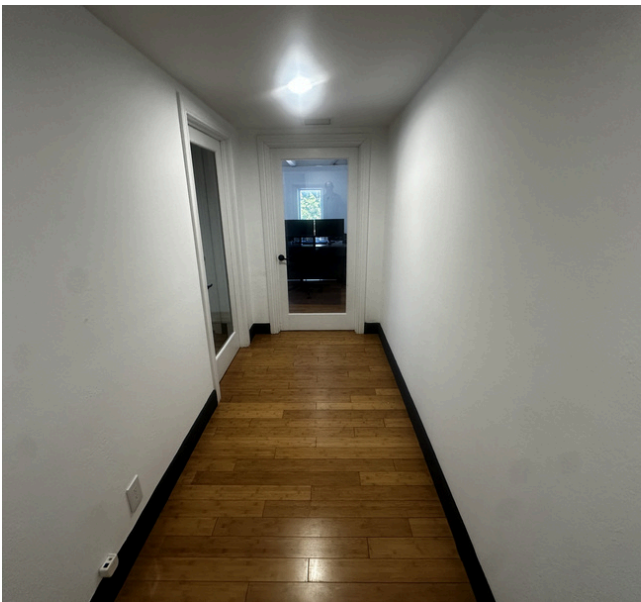
Demographics	1 Mile	3 Miles	5 Miles
Population	15,190	123,190	269,623
Average Income	\$54,299	\$67,283	\$74,516
Daytime Employees	14,622	95,853	189,277

## PROPERTY OVERVIEW

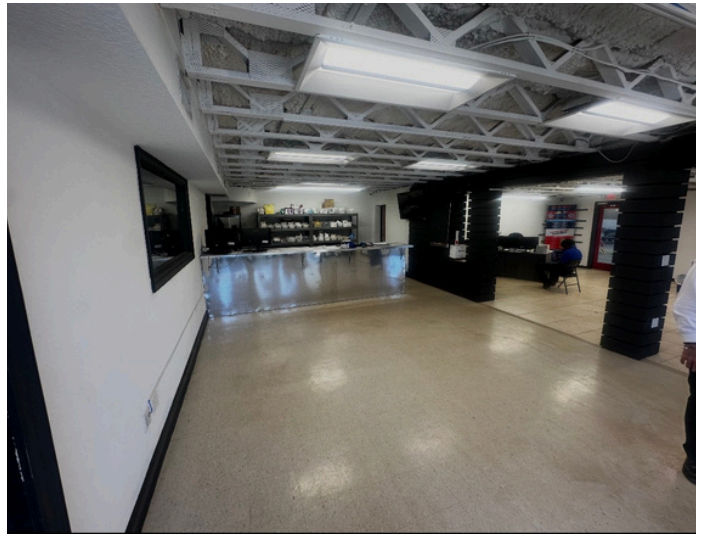
Construction	CBS with Twin-T concrete roof
Ceiling Height	18 feet
Electric Service	400 amps
Overhead Doors	Two 12 x 14 One 15 x 12 Electric, hurricane rated
HVAC	Two 3-ton HVAC units
Year Built	1971 (renovated 2008)
Building Size/ Details	1,750 SF Downstairs showroom/office + two bathrooms and kitchen/breakroom 1,750 SF upstairs office + two bathrooms with kitchen/breakroom 6,700 SF warehouse 10,180 SF Total



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LIGHTHOUSE  
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