



**11,533 SF OFFICE / WAREHOUSE WITH SECURED YARD
1225 OMAR ROAD WEST PALM BEACH, FL 33405**

Zoning: Industrial
Property Type: Office /Warehouse
Space Available: 11,533 SF
Base Monthly Rent: \$17,780.04
Lease Rate PSF Annual: \$18.50
Lease Type: NNN

Positioned just off I-95 and minutes from Downtown West Palm Beach and Palm Beach International Airport, this versatile property offers an exceptional combination of office and industrial space in a highly strategic location. The site features an 8,006 ± SF two-story office building paired with 3,527 ± SF of warehouse and storage area, creating an ideal layout for engineering, architectural, or construction-related firms seeking a professional office presence with some warehouse/storage capabilities.

The property includes an enclosed, secured yard suitable for fleet parking, equipment storage, or material laydown—an increasingly rare feature in this submarket. The warehouse components feature (4) overhead doors of varying sizes. (2) 12' x 8' Doors (1) 12' x 11' Door and (1) 8' x 8' Door. Excellent accessibility, strong surrounding infrastructure, and flexible space make 1225 Omar Road a standout opportunity for businesses seeking convenience and visibility in the heart of Palm Beach County.

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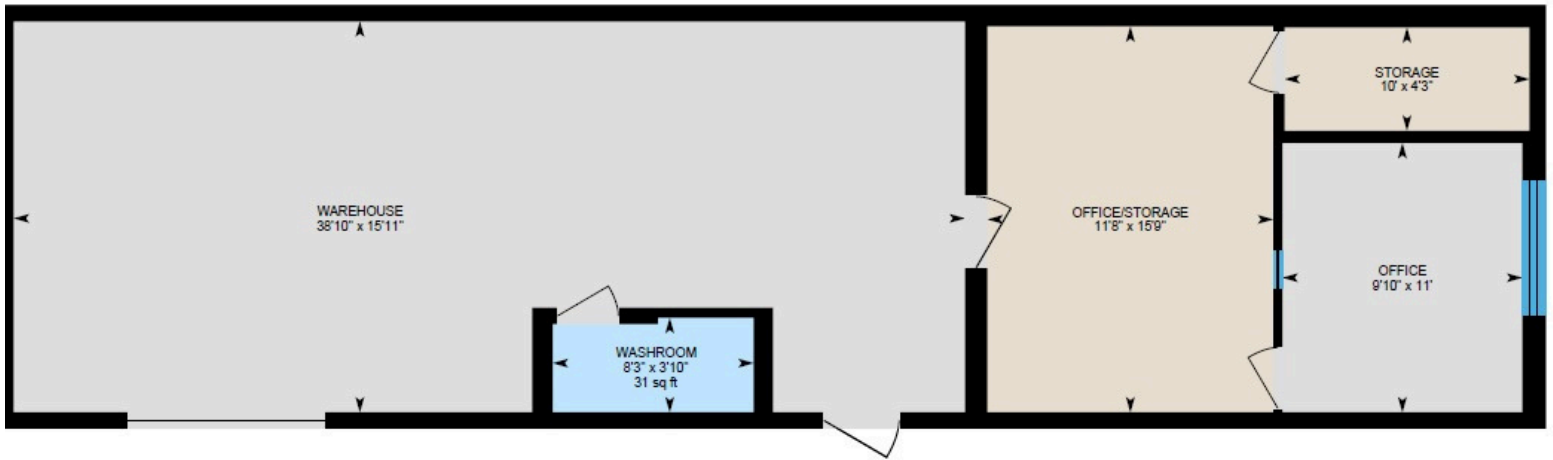
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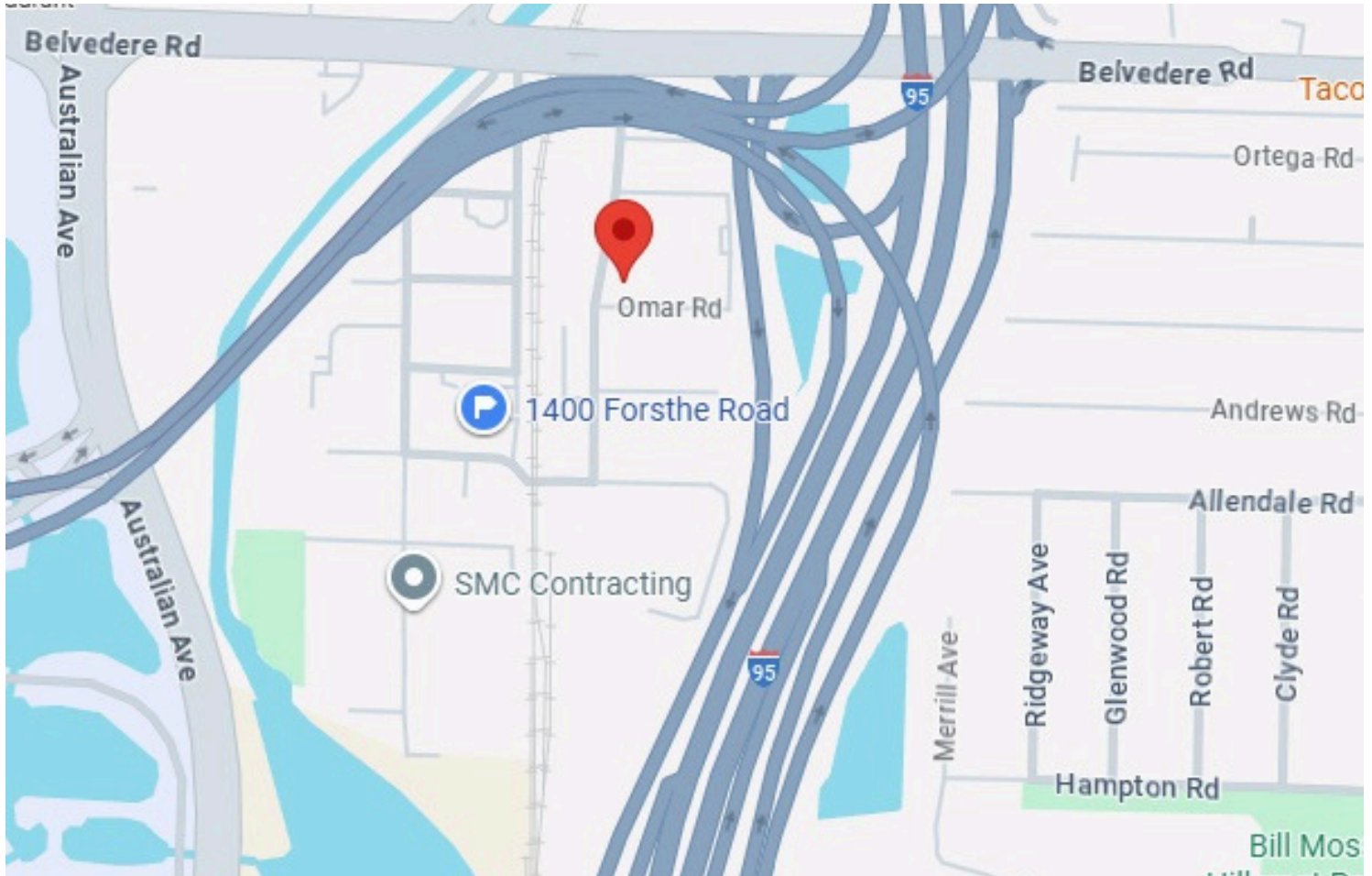


Floor Plan - Main Building - 2nd Floor



Floor Plan - Secondary Building





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