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For Lease

# Prime Warehouse Space in Boca Raton

6453 W Rogers Circle, Boca Raton, FL 33487

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Accelerating success.

# Property Profile

## WRC Small Business Warehouses

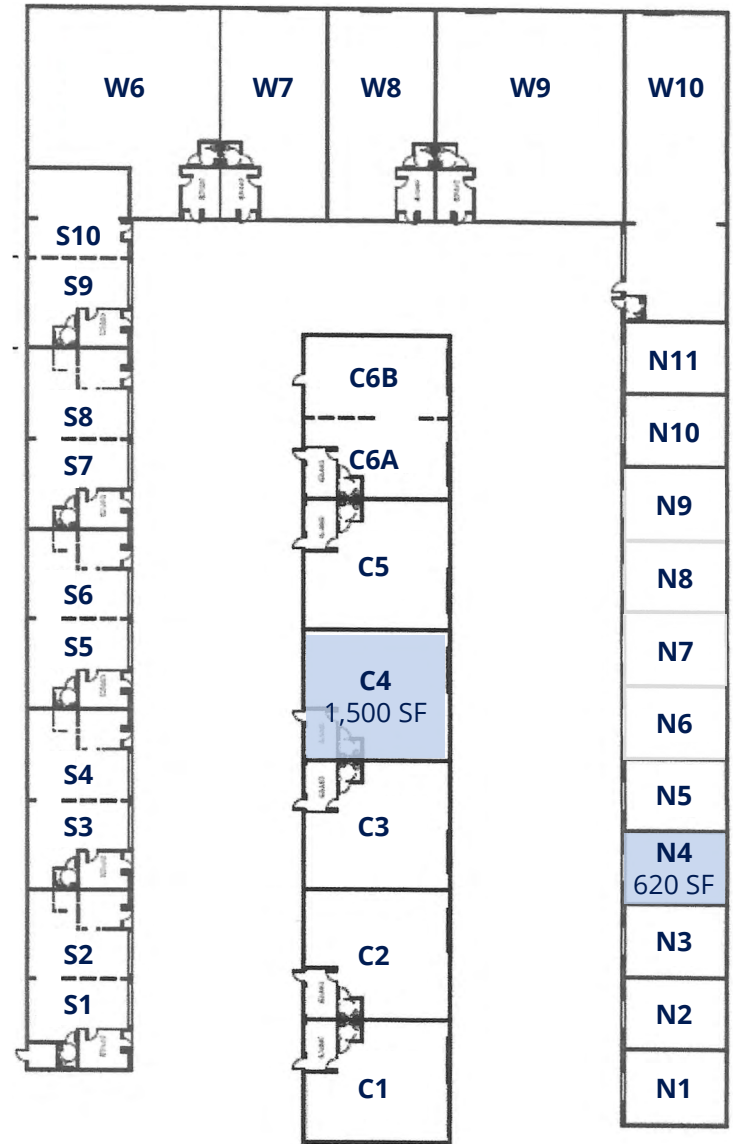
6453 W Rogers Circle features small business warehouse space in a well-planned industrial park, offering grade-level overhead doors and round-the-clock access. Located just west of I-95, it provides seamless connectivity via Military Trail to Yamato and Clint Moore Roads, with nearby dining, shopping, and essential services.

Units N6 and N7 include fully built out commissary kitchen space, ideal for food production, catering, and culinary entrepreneurs.

|                      |  |
|----------------------|--|
| <b>RBA</b>           | 36,314 Square Feet (SF)                          |
| <b>Stories</b>       | 1  |
| <b>Class</b>         | B  |
| <b>Tenancy</b>       | Multi  |
| <b>Drive Ins</b>     | 28 tot./10' w x 12' h                            |
| <b>Construction</b>  | Masonry  |
| <b>Year Built</b>    | 2005   |
| <b>Zoning</b>        | M-3  |
| <b>Parking Ratio</b> | 2.07/1,000 SF<br>75 Surface<br>Covered Available |

# Site Plan

## Availabilities



Business Park  
Setting



Interstate  
Connectivity



Commissary Kitchen  
Build Out Available



Grade-Level  
Overhead Doors

# Zoning

## Permitted uses

- Manufacturing & Processing
- Warehouses & Storage Buildings
- Self-Storage Facilities
- Child & Adult Care Centers
- Gymnastic Schools for Children
- Recreational Jai Alai Training
- Office-Based Support Services
- Personal Services for Employees
- Accessory Sales



Flexible Unit  
Sizes



Strategic  
Location

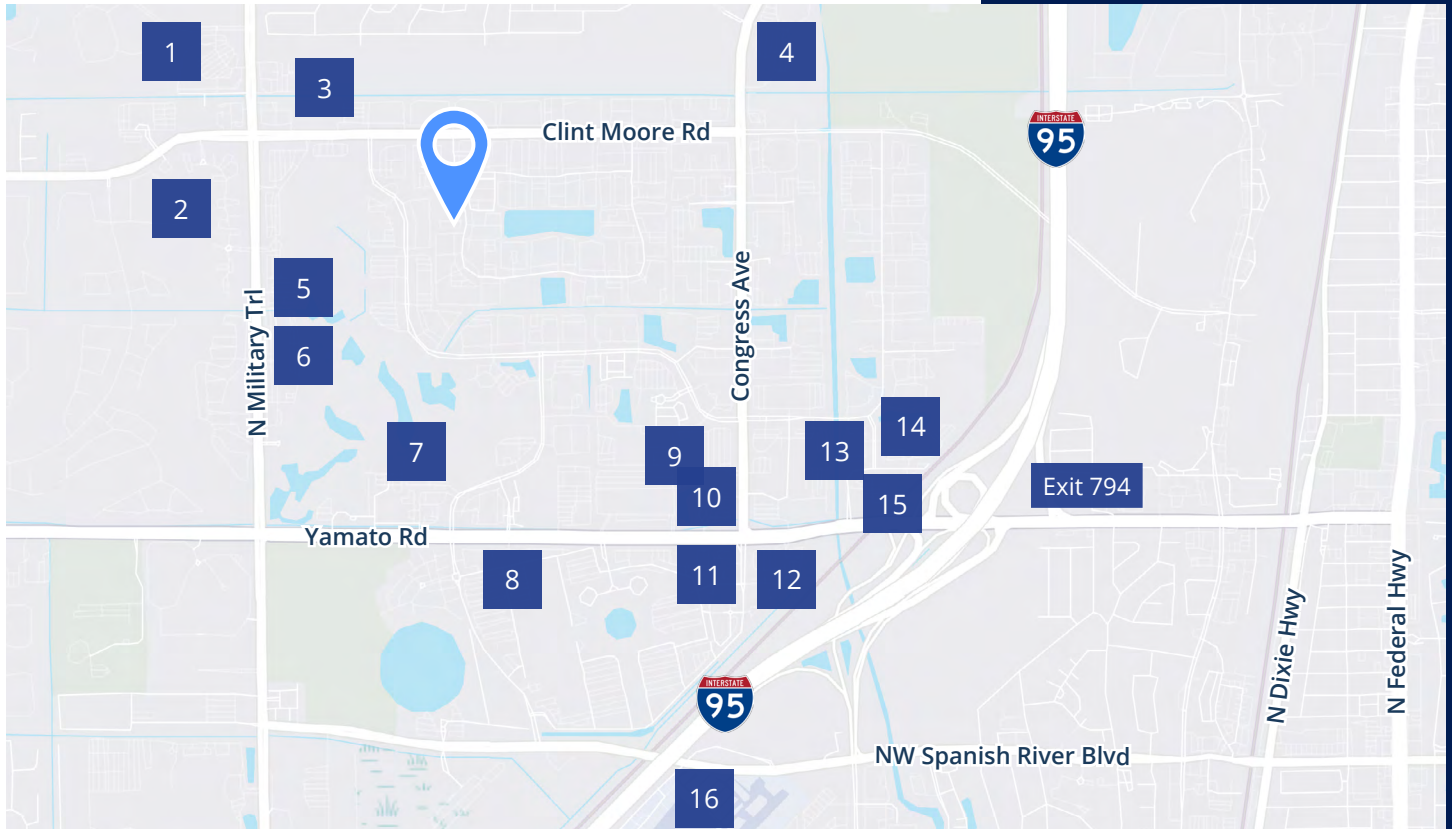


Immediate  
Occupancy



Proximity to  
Amenities

# Location Overview



## Local Amenities Nearby

- |   |                    |    |                    |
|---|--------------------|----|--------------------|
| 1 | Publix             | 9  | Jimmy Johns        |
| 2 | Dunkin'            | 10 | Earl of Sandwich   |
| 3 | Starbucks          | 11 | McDonald's         |
| 4 | Costco             | 12 | Subway             |
| 5 | Chipotle           | 13 | Holiday Inn        |
| 6 | The Fresh Market   | 14 | Embassy Suites     |
| 7 | Hampton            | 15 | Springhill Suites  |
| 8 | Jersey Mike's Subs | 16 | Boca Raton Airport |

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