

# HIGH-END FLEX OFFICE/ WAREHOUSE

3280 FAIRLANE FARMS RD.  
WELLINGTON, FL



STRICTLY PRIVATE & CONFIDENTIAL

**RARE** CRE  
INVESTMENT SALES & CAPITAL SOLUTIONS

# OVERVIEW

RARE CRE and Touchstone Webb Realty is pleased to exclusively offer the opportunity to acquire Fairlane Farms (the "Property"), a **High-end Flex Office & Warehouse** property totaling **13,500 of rentable square feet**. The Property is substantially leased and strategically located in one of Palm Beach County's highly sought-after submarkets.

This Property is ideal for an **Owner/Occupier** who can immediately acquire the Property and benefit from in-place cash flow while planning their relocation of their headquarters or expansion of branch offices and warehousing space.

If an owner would prefer to add this to their portfolio of income producing assets, there is plenty of upside available by leasing up the vacant space and increasing rents to market.

## INVESTMENT HIGHLIGHTS

One of the most attractive flex buildings in Wellington

Stable cash flow with upside opportunity

In place rental rates below market

Short term leases with extension options at owners discretion

Wellington fundamentals are among the strongest in Florida

Strong positive trends in absorptions and rental rates for executive office

Opportunity for building expansion (completed site plan available)

## BUILDING IMPROVEMENTS

New Roof Jan/15

Surrounding Fence

Enhanced Security System

Automated Generator System

Upgraded Fire Suppression System

Extensive Warehouse Racking Throughout





# 13,500 SF HIGH-END FLEX OFFICE/WAREHOUSE ACQUISITION & DEVELOPMENT OPPORTUNITY

Stabilized  
Cap Rate

**6.77%**  
CAP RATE

**13,500**  
SF GBA

**93,157**  
SF LOT SIZE

**2001**  
BUILT

**\$3,450,000**  
LISTING PRICE

**Below Market**  
Rental Rates

**37.0%**  
Office Vacancy

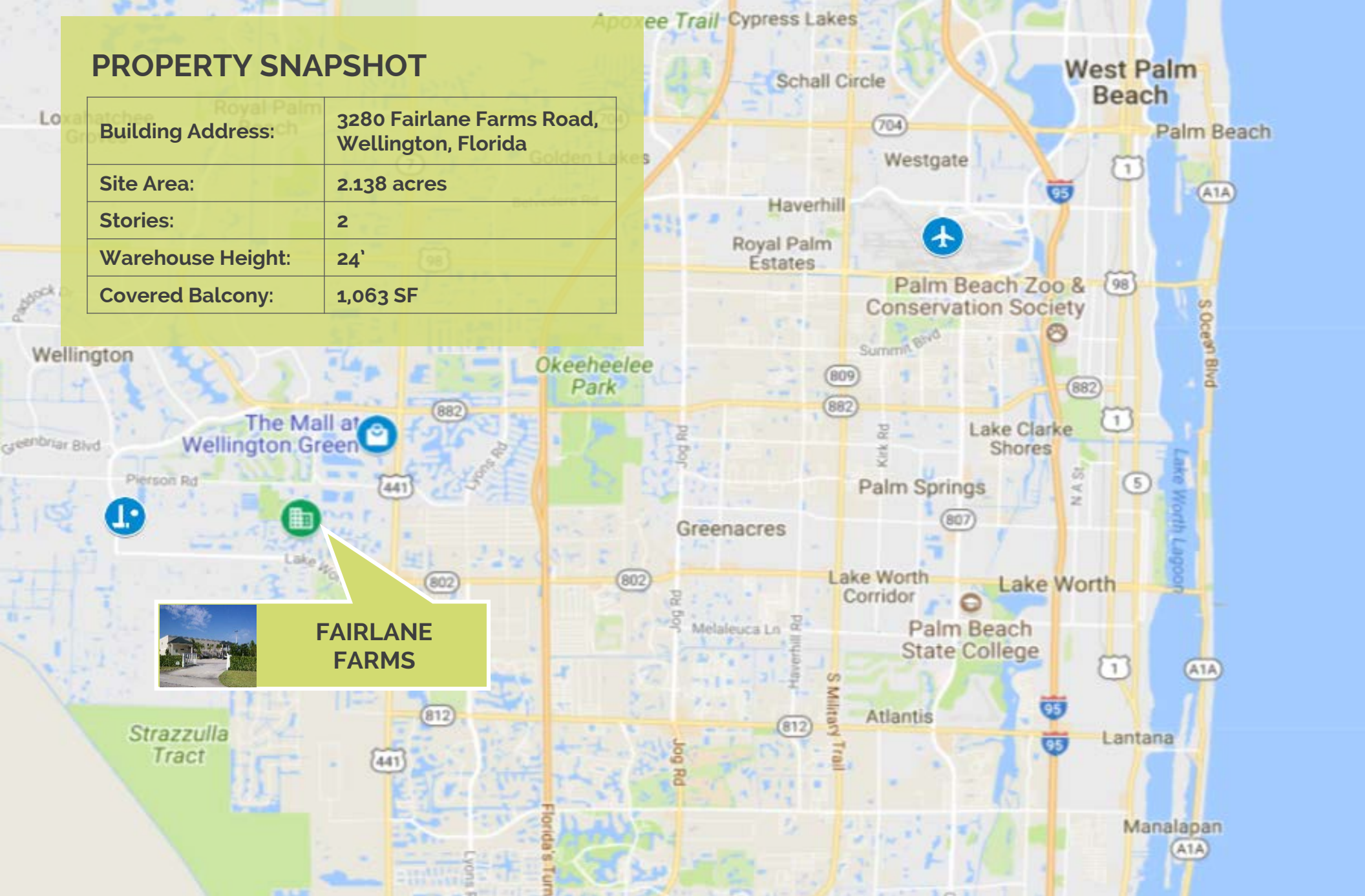
**0%**  
Warehouse Vacancy

**Wellington, FL**  
Minutes from the International Polo Club

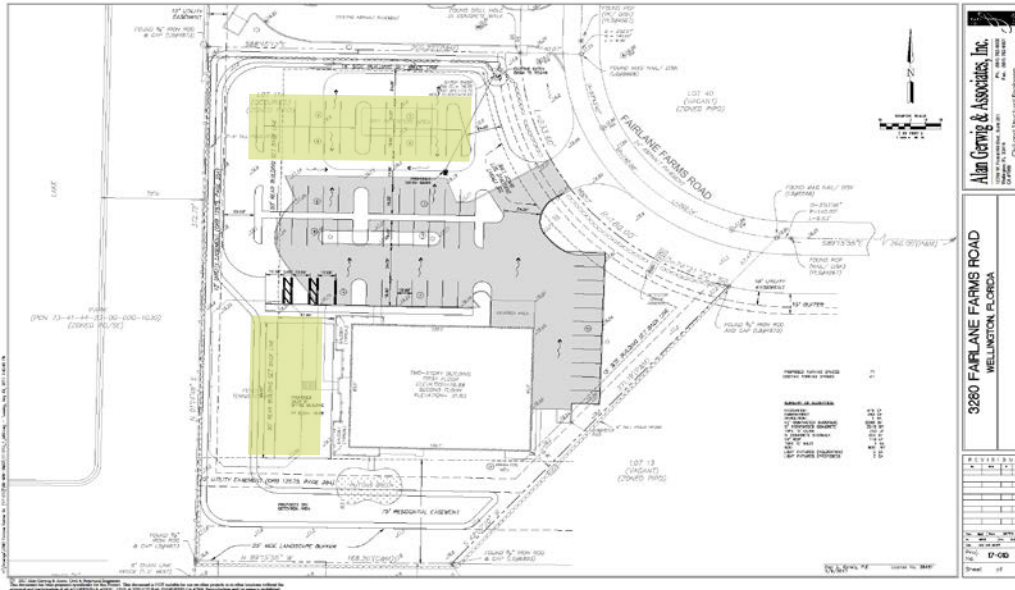


# PROPERTY SNAPSHOT

Building Address:	3280 Fairlane Farms Road, Wellington, Florida
Site Area:	2.138 acres
Stories:	2
Warehouse Height:	24'
Covered Balcony:	1,063 SF



**FAIRLANE  
FARMS**

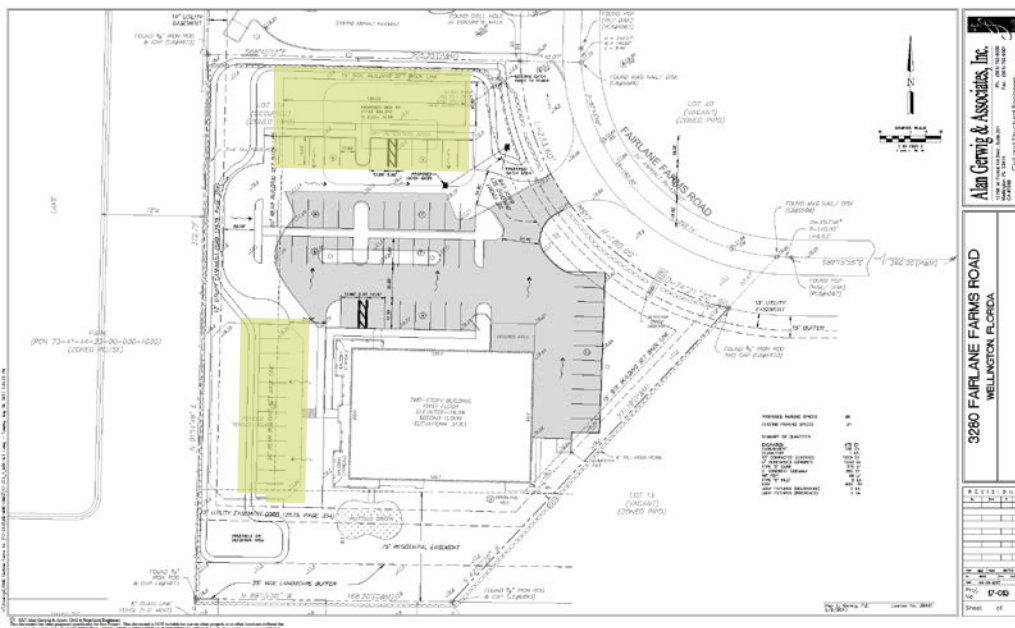


## DEVELOPMENT EXPANSION OPPORTUNITY

Available land to build an additional two story building, consisting of 10,000 Sq.Ft. and 50 additional parking spaces.

This building can be offices and warehouse.

An continuation of the executive office model with warehouse would be a great value add.



## For More Information Contact

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