

# FOR LEASE

6,400 SF Dock High  
Industrial Space

7788 Central Industrial Dr  
Riviera Beach, FL

# The GOLDSTEIN REAL ESTATE Group



## Property Highlights:

- Excellent air conditioned office space
- 1 dock high and 1 grade level loading with 12'x14' high loading doors
- 800SF Mezzanine above office!
- 18-22' clear height in warehouse
- CBS Walls, steel frame construction with durable standing seam metal roof system.
- Full fire sprinkler system
- 3 Phase, 120/208 volt 100-amp minimum electrical service
- ½ mile from Interstate 95, via Blue Heron Blvd
- Zoned light industrial!

## LEASE RATE:

**\$20.00 PSF Industrial Gross**  
(see next page)



For more Information Contact

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The Goldstein Group

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## Available Space:

Located in the heart of Palm Beach County's Industrial Center of Riviera Beach.

Close to both Port of Palm beach and I-95

Unit 6 for lease: 6400 SF total with approximately 800 SF of office space, an 800 SF mezzanine (above the office), one dock-high loading door, and one grade level loading door with access ramp, two bathrooms, and s three phase, 100 amp electrical.

Ample Parking on-site for all units!

## LEASE RATE:

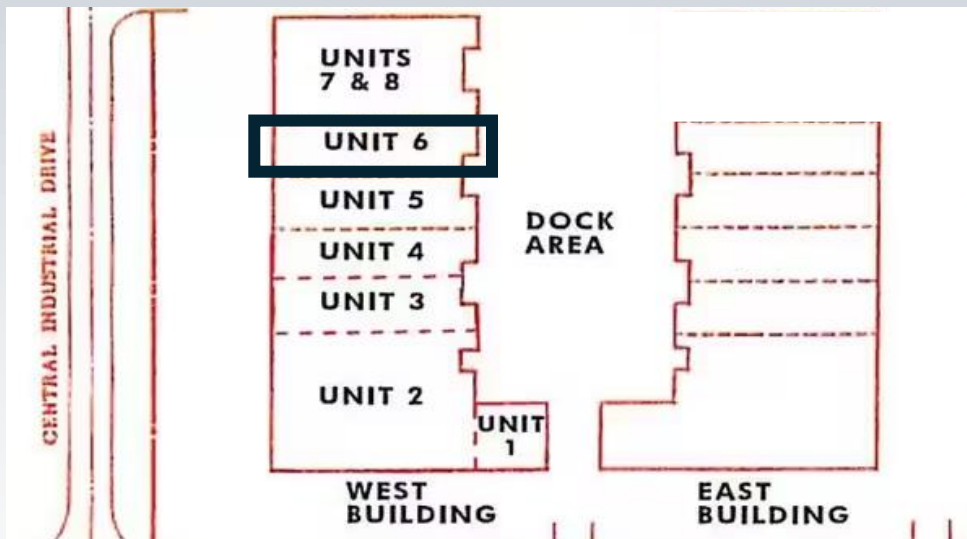
\$20.00PSF Industrial Gross\*

## Owner Responsibilities

- Property Taxes
- Property insurance
- CAM (Common Area Maint)
- Exterior Maintenance
- Roof
- Parking Lot
- Landscaping

## Tenant Responsibilities:

- Electrical
- Water/sewer
- Interior Maintenance
- HVAC Maintenance
- Janitorial
- Professional liability insurance
- Trash Pickup



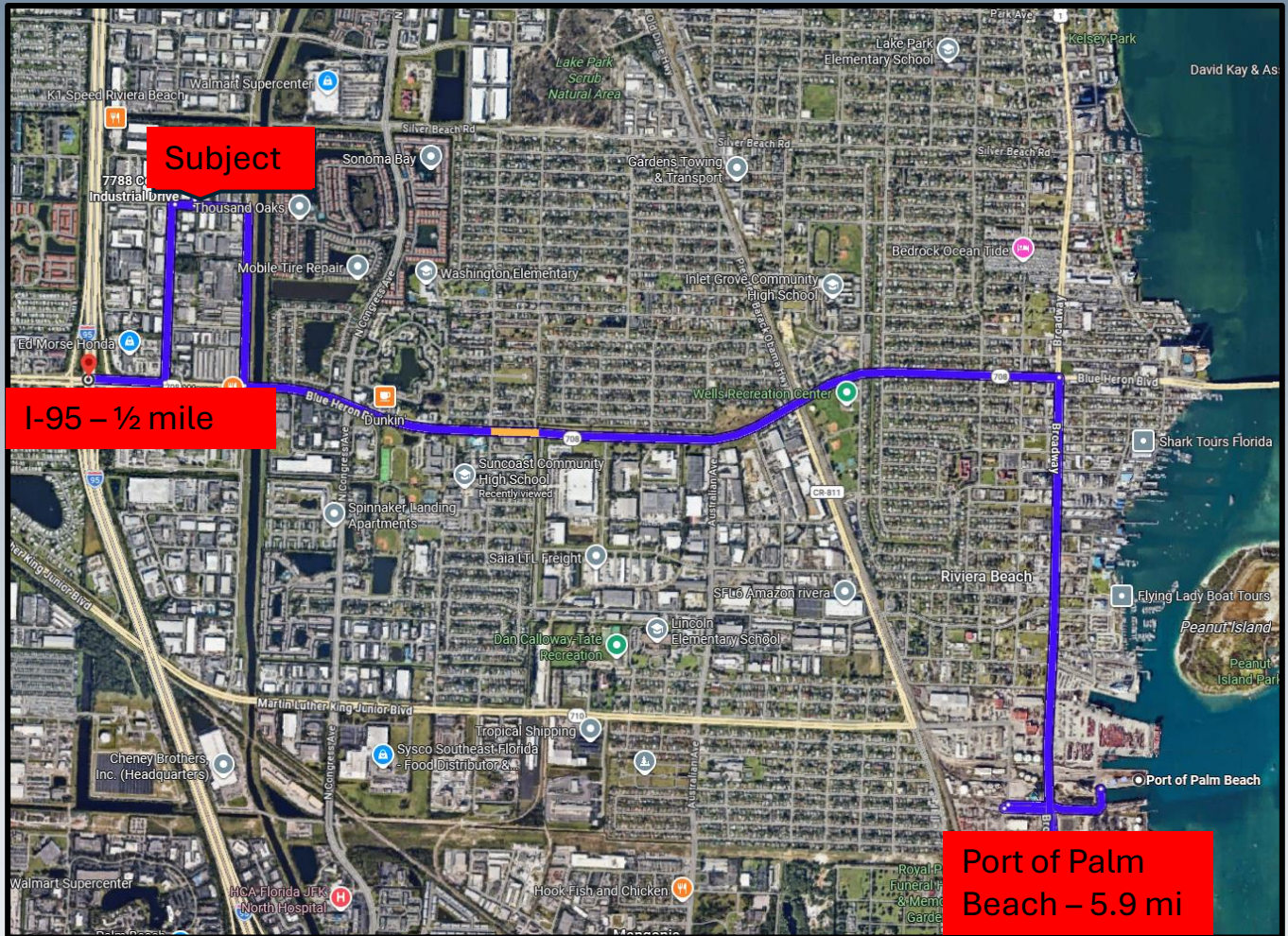
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5.9 MI TO  
PORT OF PALM BEACH

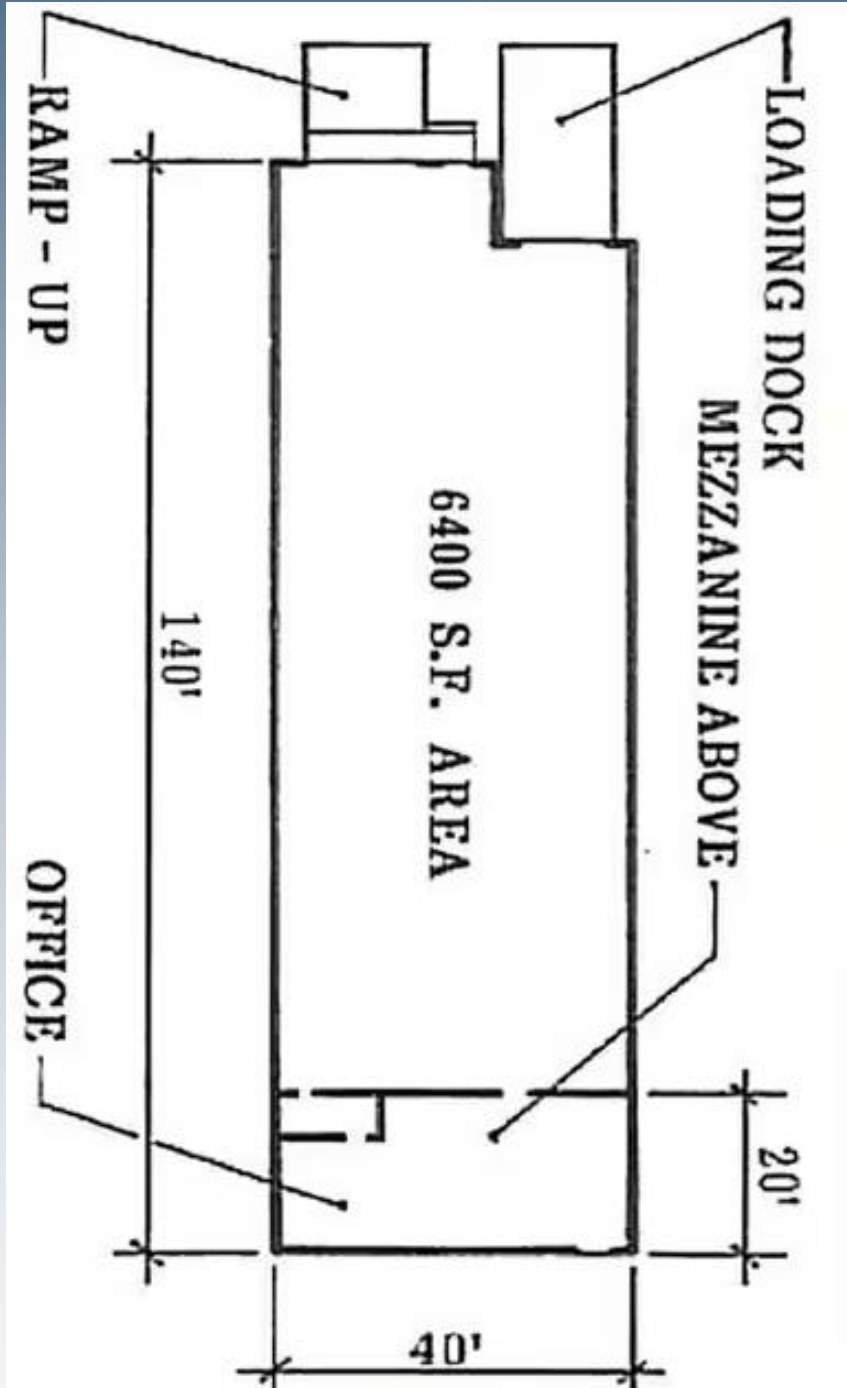


1/2 MI TO  
INTERSTATE 95 N/S

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