


INDUSTRIAL / FLEX • COLD STORAGE + WAREHOUSE

3463 High Ridge Road

Boynton Beach, FL 33426

A rare **±2,947 SF** refrigerated warehouse/flex unit in a well-located Boynton Beach industrial park with easy access to I-95. The space combines **±1,240 SF of refrigerated cold storage** with **±1,707 SF** of warehouse, office, workshop and restroom area — ideal for food distribution, cold-chain logistics, or general warehouse use. Ground-level roll-up loading, three-phase power, and a flexible layout make this unit adaptable to a wide range of operations.

PROPERTY DETAILS

Rentable Area	±2,947 SF
Configuration	±1,240 SF refrigerated cold storage + ±1,707 SF warehouse / office / workshop / restroom
Lease Type	NNN
Base Rent	\$28.00 / SF / Year
Estimated NNN	\$12.75 / SF / Year
Power	Three-Phase
Loading	Ground-Level Roll-Up Door
Flexibility	Refrigeration may be removed for conventional warehouse use; office build-out available
Equipment	Forklift and warehouse shelving negotiable
Location	Convenient access to I-95

EST. MONTHLY RENT

Base Rent	\$6,876.33
Estimated NNN	\$3,131.19
Total / Month	\$10,007.52



FINISHED OFFICE SPACE



COLD STORAGE INTERIOR



AERIAL / UNIT OVERVIEW

LISTING AGENT
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