



FOR LEASE

±21,590 SF Industrial Opportunity with Dock High & Grade Level Loading

3750 PROSPECT AVE | WEST PALM BEACH, FL 33404

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Well Positioned Industrial Asset with Immediate I-95 Access

**3750 PROSPECT AVE
WEST PALM BEACH, FL 33404**

Positioned just south of Blue Heron Boulevard within a well established industrial corridor, 3750 Prospect Ave offers a rare opportunity to lease a free-standing ±21,590 SF industrial facility with immediate access to I-95 and major transportation routes throughout South Florida. Situated on ±1.6 acres, the property features a functional warehouse and office layout, heavy 3-phase power, dock-high and grade-level loading, abundant parking, and potential outdoor storage, making it ideal for distribution, manufacturing, logistics, and service-related operations.

Property Highlights



Well positioned for convenient access throughout Palm Beach County



Functional layout supporting both office and operational uses



Flexible dock-high and grade-level loading setup for efficient operations

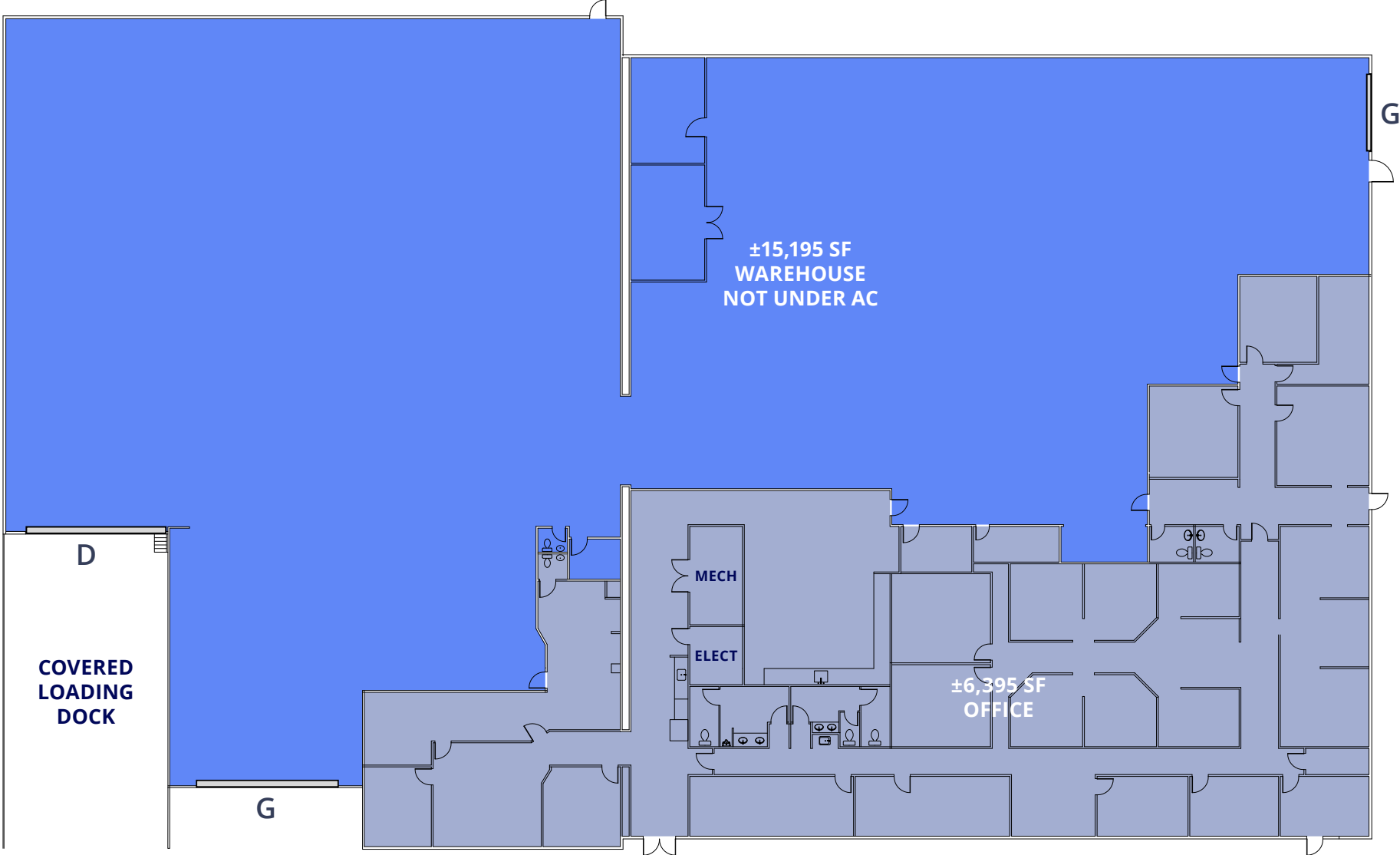


Convenient access to nearby retail, dining, and service amenities

Property Details

Building Size	±21,590 SF
Warehouse Space	±15,195 SF
Office Space	±6,395 SF
Land Area	±1.6 Acres
Year Built	1984
Stories	1
Zoning	Light Industrial – Palm Beach County
Industrial Park	Central Industrial Park
Parking	53 Surface Parking Spaces
Parking Ratio	0.58/1,000 SF
Clear Height	14' – 20' Clear
Column Spacing	Approx. 23' East / 26' West
Power	Heavy 3-Phase Power
Sprinklers	Fully Sprinklered
Loading	1 Truck Well with 19'W x 16'H Dock-High Door
Grade-Level Doors	(1) 11'W x 9'H and (1) 13'W x 13'H
Building Features	Free-standing Building, Insulated Warehouse, Exhaust Fans, Outdoor Storage Possible

Floor Plan



D - Dock door
G - Grade door

Building Photos



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