

FOR LEASE



Freestanding Industrial Warehouse



Warehouse / Showroom / Manufacturing with **Fenced Outside Storage**

±6,500 SF | ±2,500 SF Secured Paved Outside Storage



Close Proximity to I-95, Palm Beach International Airport & Port of Palm Beach

821 27th Street | West Palm Beach, FL



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Exclusively Offered By:



Property Summary



This 10,000 SF two tenant light industrial warehouse is located in a well-established industrial corridor of West Palm Beach, offering a highly functional layout designed to support a wide range of industrial, office, showroom, manufacturing, and distribution. The building features a balanced mix of warehouse, office, and secured outside storage, allowing tenants to operate efficiently within a single, self-contained facility.

The available space (Tenant 2) consists of approximately ±6,500 SF, including ±500 SF of showroom/office. The suite features three (3) grade-level overhead doors (14' x 14'), 18' clear ceiling height, 3-phase / 200-amp power, and ±2,500 SF of **secured fenced outdoor storage**, providing functionality for equipment storage, deliveries, and vehicle access. Zoned IL – Light Industrial, the property is well suited for a variety of industrial or service-oriented users seeking a well-located facility in West Palm Beach.

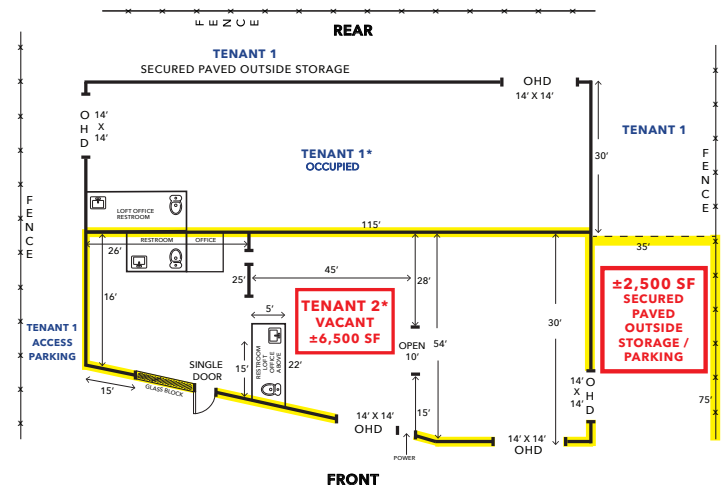
Available Space Details



Property Address	821 27th Street, West Palm Beach, FL 33407
Available Space	±6,500 SF (Tenant 2)
Showroom / Office	±500 SF
Roof	New 2026
Fenced Outdoor Storage	±2,500 SF (Secured)
Power	3 Phase / 200 Amps
Loading	Three (3) Grade-Level OH Doors
OH Door Dimensions	14' Wide x 14' High
Ceiling Height	18' Clear / Twin 'T' Concrete
Zoning	IL- Light Industrial

Lease Rate:
\$20.00/ PSF Gross

Property Boundaries



Property Highlights



- Freestanding Light Industrial Building with secured **outside storage**
 - ±6,500 SF Total Building Area with dedicated office component
 - ±2,500 SF Fenced Yard ideal for equipment, material storage, parking
- Three (3) Grade-Level OH Doors supporting efficient loading and operations
- 18' Clear Ceiling Height suitable for storage, distribution and industrial use
 - IL – Light Industrial Zoning allowing a variety of permitted uses
- Functional Layout designed for service, contractor, or trade users
 - Located in an Established West Palm Beach Industrial Area

Location Map



DISTANCES TO PROPERTY



- I-95 Access Ramps: 1.5 miles
- Florida's Turnpike: 3.5 miles
- Okeechobee Blvd: 2 miles
- 45th St (SR-704): 1.8 miles



- Palm Beach Int'l Airport: 6.5 miles
- FXE Executive Airport: 38 miles
- Fort Lauderdale Int'l: 48 miles



- Port of Palm Beach: 4.5 miles
- Port Everglades: 40 miles
- Port of Miami: 70 miles

Ideal Uses

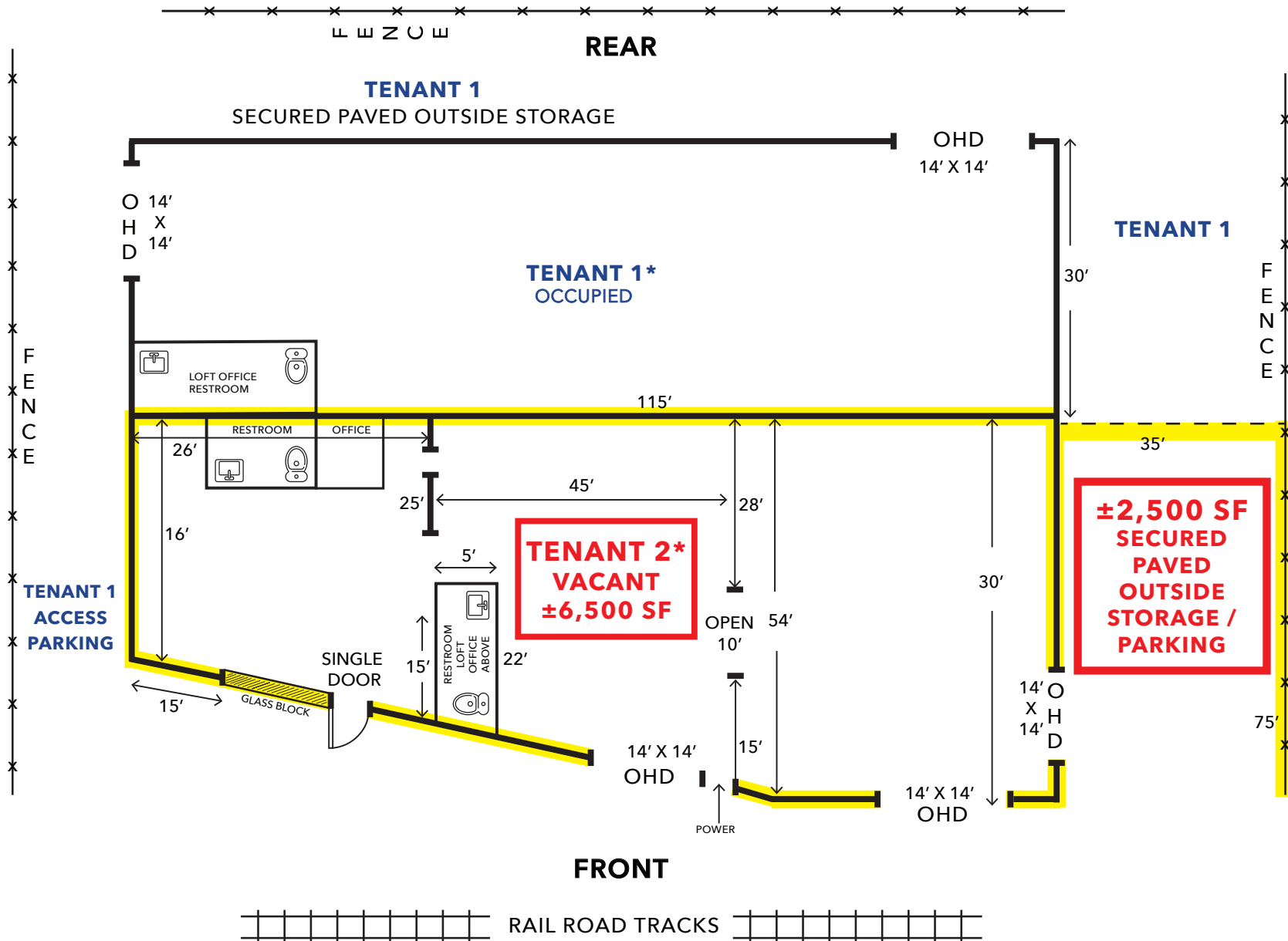
Zoning: IL - Light Industrial (City of West Palm Beach)

- Contractor & Trade Services
- Warehouse & Distribution Operations
- Light Manufacturing & Assembly
- Equipment & Materials Storage
- Service-Oriented Industrial Users
- Flex Industrial (Office / Warehouse Configuration)
- Small-Scale Logistics & Supply Operations
- Research & Development / Technical Operations
- Printing, Packaging & Light Production Uses
- Business Services with Industrial Support Components
- Commercial Storage & Service Facilities

FLOOR PLAN

821 27th Street, West Palm Beach, FL 33407

±6,500 | Tenant 2



*Building divisible for two (2) Tenants



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