

FOR LEASE

18,500 SF Fully Air Conditioned
Dock High Industrial Space

7788 Central Industrial Dr
Riviera Beach, FL

The GOLDSTEIN REAL ESTATE Group



Property Highlights:

- **OFFICE AND WAREHOUSE FULLY AIR CONDITIONED**
- Front and back office components
- Dock high and grade level loading in each unit with 12'x14' high loading doors
- 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:

\$18.50 PSF Industrial Gross*
(see next page)



For more Information Contact

RUSSELL L. GOLDSTEIN
CELL – 561-503-3648

MARTIN J. GOLDSTEIN
CELL – 561-310-0935

The Goldstein Group

Russell@thegoldsteinrealestategroup.com
www.the-goldstein-group.com

FOR LEASE

18,500 SF Fully Air Conditioned
Dock High Industrial Space

7788 Central Industrial Dr
Riviera Beach, FL



Available Space (Fully Air Conditioned!):

Units 1 & 2: 18,500 SF total. These units are contiguous and offered for lease together

Unit 1: Space consists of a 2,500 SF showroom/office area with 2 bathrooms. It is located on the southeast corner of the building. This unit has 3-phase 100-amp electrical service.

Unit 2: 16,000 SF total. Space has 2,000 SF of office space on the southwest corner of the building with a 2,000 SF concrete mezzanine (above the office) and 12,000 SF of warehouse space. This unit is fully air-conditioned and has upgraded 3 phase, 200-amp electrical service. This unit has 2 dock high loading doors, 1 drive-in ramp and one bathroom.

Ample Parking on-site for both units!

LEASE RATE:

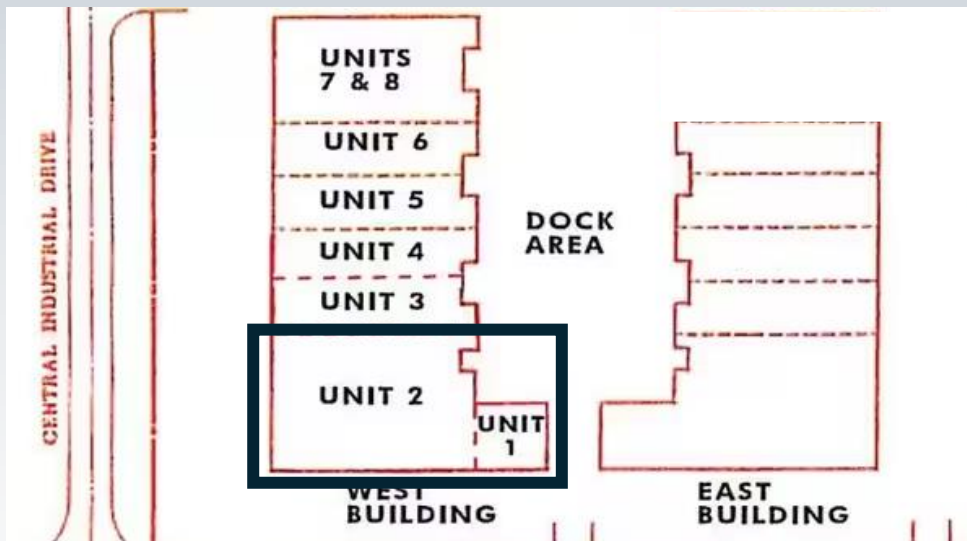
\$18.50 PSF Industrial Gross*

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

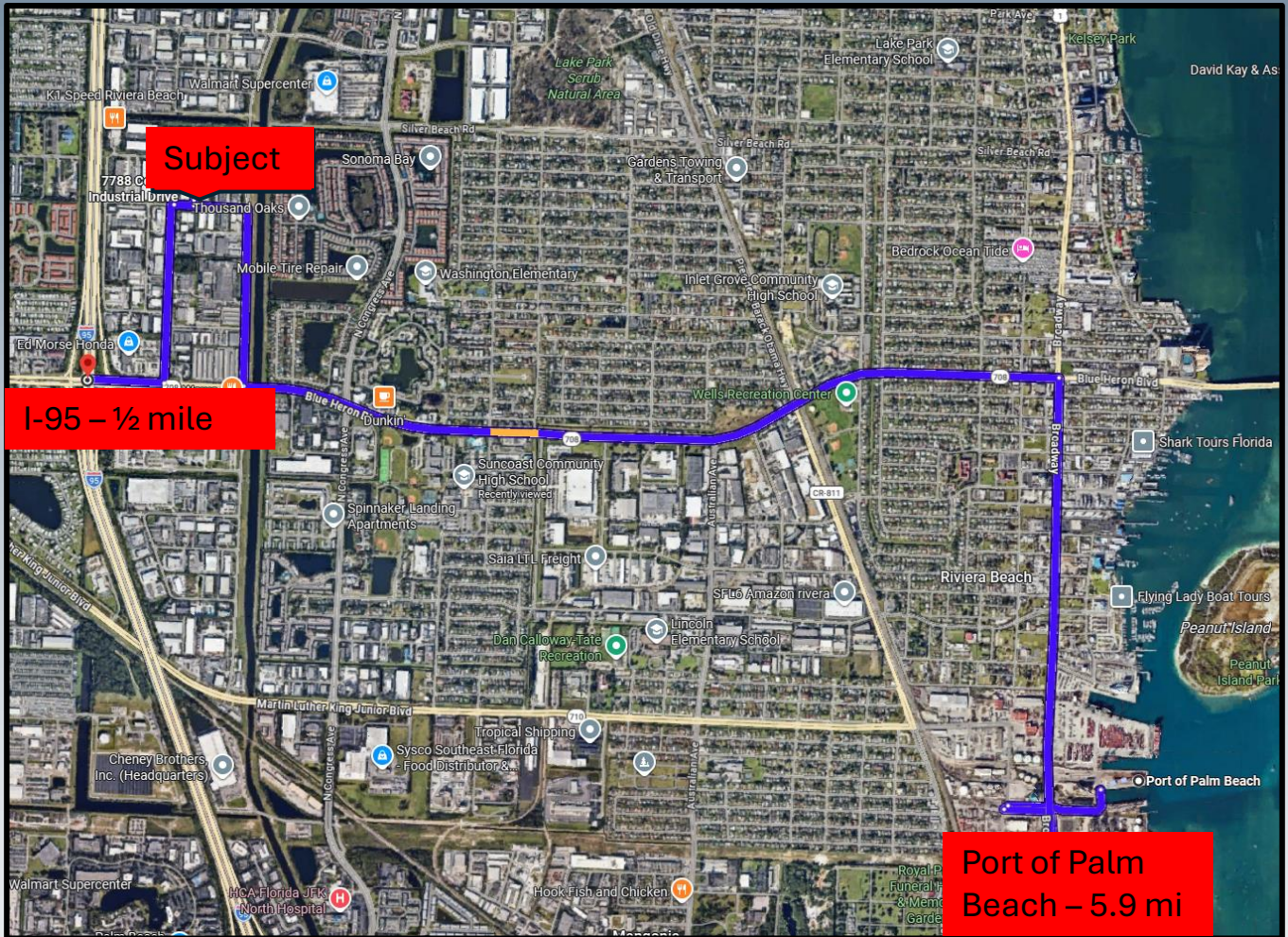


FOR LEASE

18,500 SF Fully Air Conditioned
Dock High Industrial Space
7788 Central Industrial Dr
Riviera Beach, FL

The **GOLDSTEIN**
REAL ESTATE Group

5.9 MI TO
PORT OF PALM BEACH



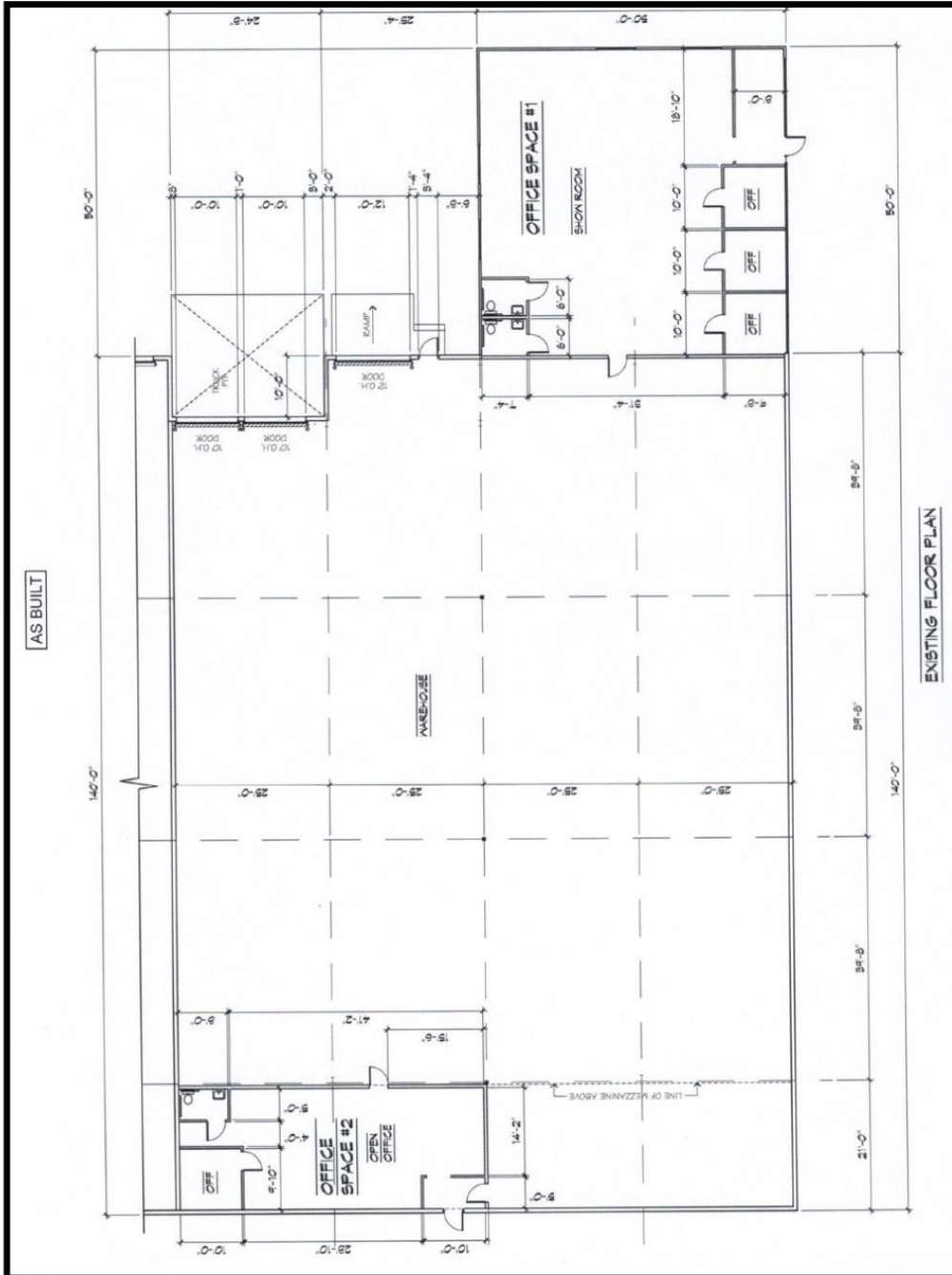
1/2 MI TO
INTERSTATE 95 N/S

FOR LEASE

18,500 SF Fully Air Conditioned
Dock High Industrial Space
7788 Central Industrial Dr
Riviera Beach, FL



UNITS 1 & 2 "AS-BUILT" FLOOR PLAN

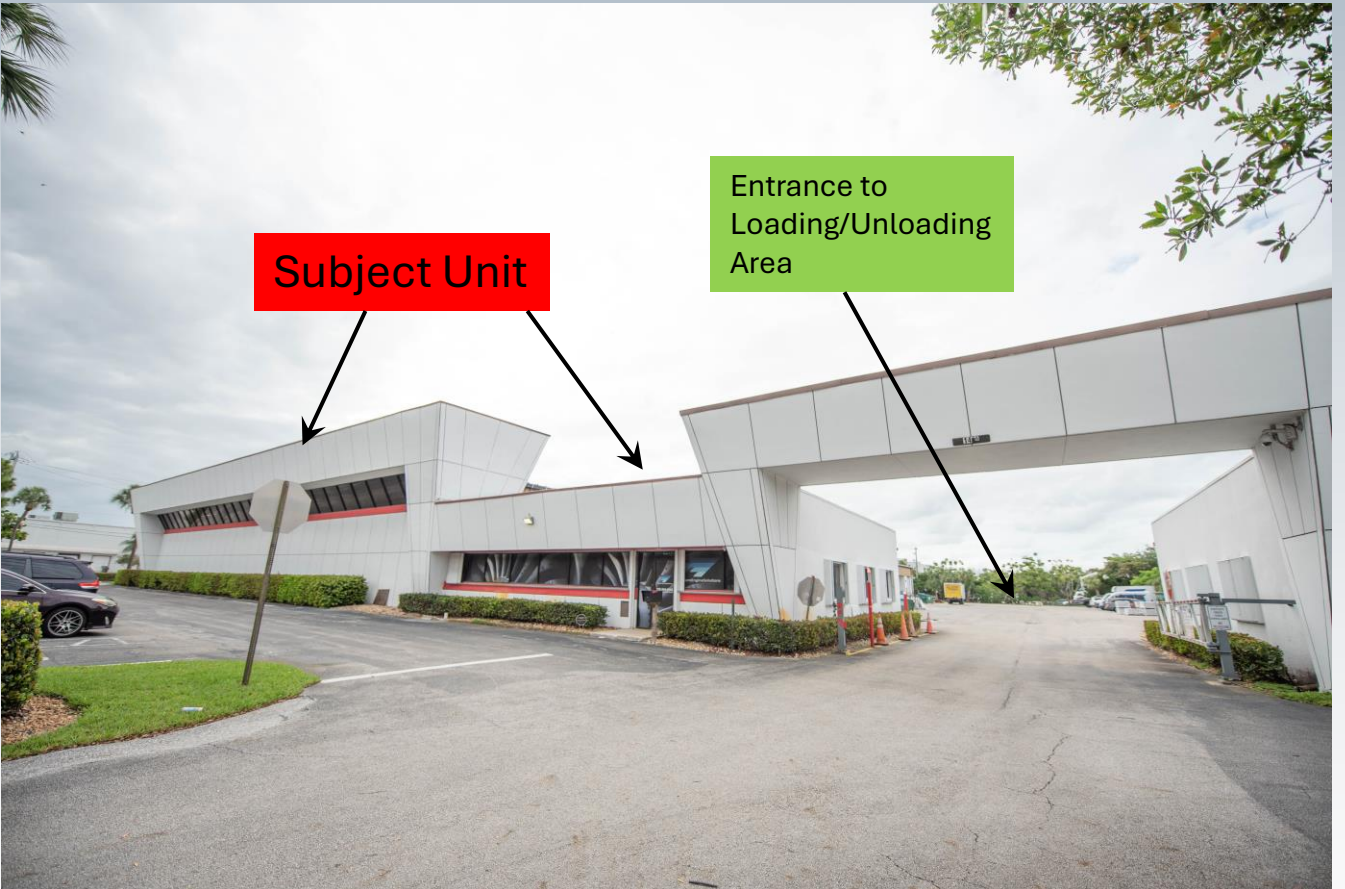
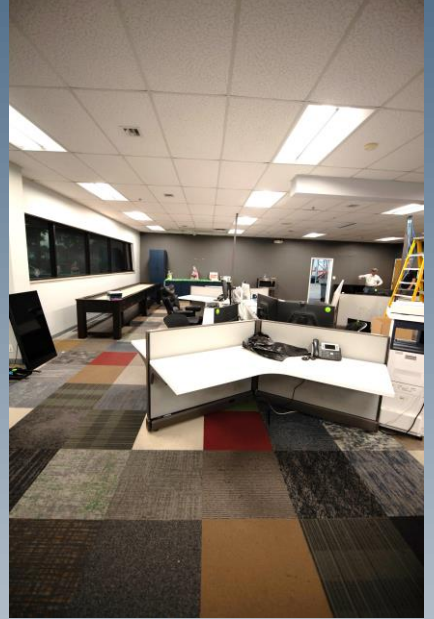


FOR LEASE

18,500 SF Fully Air Conditioned
Dock High Industrial Space

7788 Central Industrial Dr
Riviera Beach, FL

The 
GOLDSTEIN
REAL ESTATE Group



FOR LEASE

18,500 SF Fully Air Conditioned
Dock High Industrial Space

7788 Central Industrial Dr
Riviera Beach, FL

The 
GOLDSTEIN
REAL ESTATE **Group**

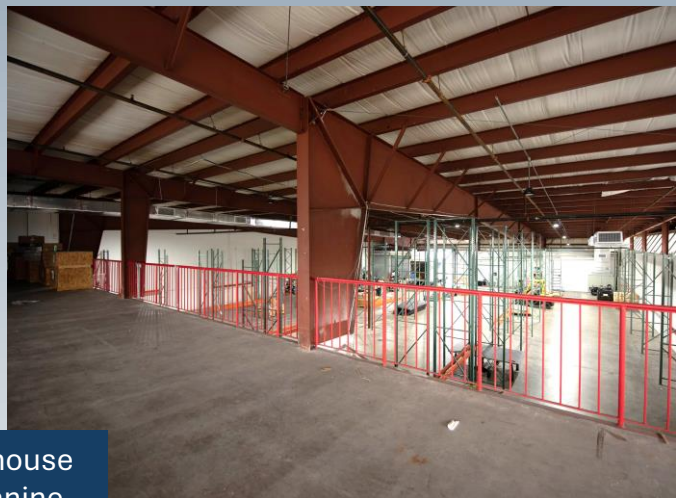


View Inside Warehouse, toward Mezzanine

2 Dock High Loading Doors, 1 Ramp bay



Warehouse
Mezzanine



FOR LEASE

18,500 SF Fully Air Conditioned
Dock High Industrial Space

7788 Central Industrial Dr
Riviera Beach, FL

The 
GOLDSTEIN
REAL ESTATE **Group**



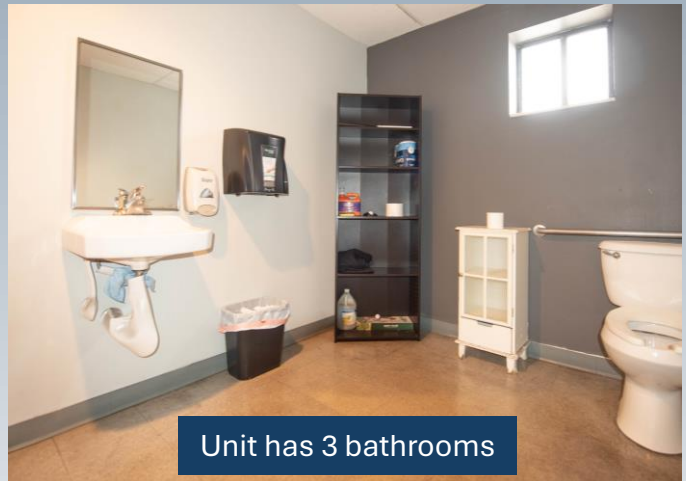
Office Area 1



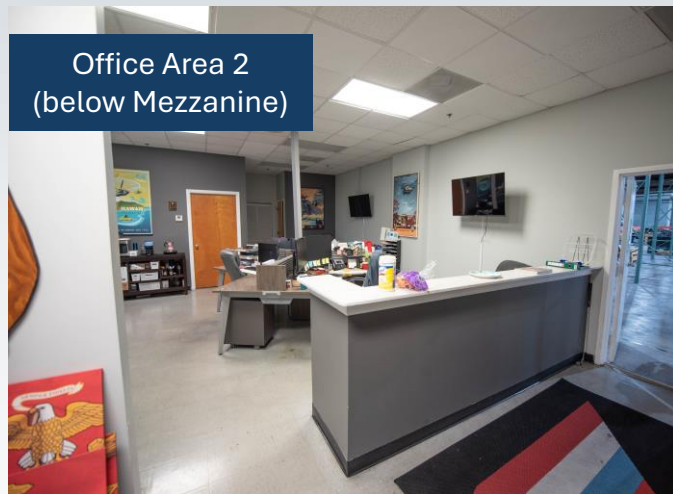
Office Area 2



Office Area 1



Unit has 3 bathrooms



Office Area 2
(below Mezzanine)



Additional Space
below Mezzanine