

WESTROADS COMMERCE CENTER

Commercial Condominium Units - 4128 Westroads Drive, Units 12B-18B, Riviera Beach, Florida



12,057 SF 'DOCK HIGH' SPACE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS:

- (3) 10 Ft. x 12 Ft. Grade-Level Doors with "Knock-Out" Panels to Allow 2 Additional Doors
- (3) 9 Ft. x 10 Ft. Dock-High Loading Docks w/ Levelers & Bumpers
- Docks Can Accommodate 53 Ft. Trailers
- 24 Ft. Interior Clear Height
- Concrete Tilt-Wall Exterior / 6 Inch Reinforced Concrete Slab
- Approved to Allow 12% Office Space Build-Out (1,450 Sq. Ft.)
- Monitored Fire Sprinkler System
- Excellent Interior Lighting - Energy Efficient Metal Halide Fixtures Throughout
- Security System in Place With Motion Sensor

Offered For Sale at \$1,375,000 - \$1,270,000

For Lease at \$7.50 Per Sq. Ft. GROSS



Professional Real Estate Services

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MOTIVATED OWNER

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