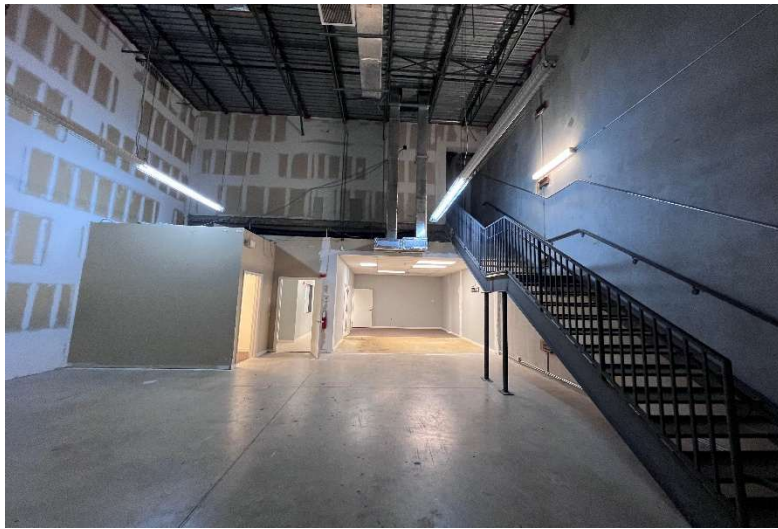


**2,925 SF FLEX SPACE / LIGHT INDUSTRIAL**

**FOR LEASE: \$8,500 / MONTH**



## **601 N. CONGRESS AVE. UNIT 105, DELRAY BEACH, FL**

- 2,925 SF WAREHOUSE/SHOWROOM, CONGRESS AVE. EXPOSURE (TRAFFIC COUNT: +/-40,000)
- 4 PRIVATE OFFICES, 1 CONFERENCE ROOM, 1 KITCHEN, 1 ADA BATHROOM, WAREHOUSE AND SHOWROOM AREA
- 100% UNDER AIR, +/- 21' CEILINGS, 3 PHASE ELECTRIC, ONE 12'X14' STREET LEVEL ROLL-UP
- ZONING: LIGHT INDUSTRIAL-OFFICE-SHOWROOM
- 2004 TILT WALL CONSTRUCTION, IMPACT GLASS & FIRE SPRINKLERS
- LOCATED LESS THAN 1 MILE, FROM I-95, IN THE AWARD-WINNING CONGRESS COMMERCE CENTER

**[www.congresscommercecenter.com](http://www.congresscommercecenter.com)**

*The information contained herein has been deemed accurate but not guaranteed. Terms of sale or lease and availability are subject to change.*

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