

7,500± SF INDUSTRIAL CONDO IN RIVIERA BEACH, FLORIDA  
1750 AUSTRALIAN AVENUE, BUILDING B, UNIT 4

**REICHEL**

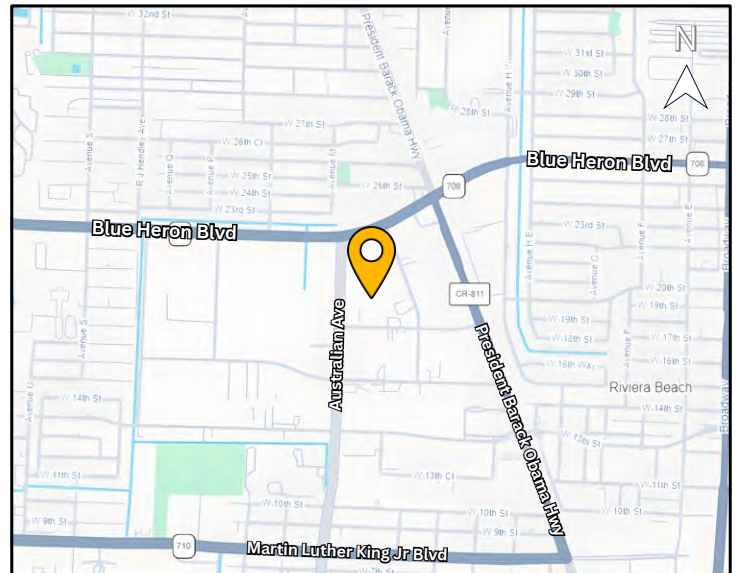
SINCE 1987

## FOR SALE OR LEASE - THE AUSTRALIAN WAREHOUSES



### Property Highlights:

- 7,500 ± SF industrial condo for sale or lease.
- 18' clear height in warehouse.
- 3-phase, 120/208-volt, 200-amp electrical service.
- 1.9 miles from I-95 at Blue Heron Boulevard.
- Zoned (IL) Limited Industrial – Riviera Beach, FL.
- The unit has 750± SF of office space, one 14' x 14' roll up door with an interior recessed loading dock in the front and one 8' x 8' dock high, rail door in the rear.
- CBS construction with a double tee concrete and built up roof system which was replaced in 2006.
- Lease Rate: \$20.00 PSF Industrial Gross or \$12,500 per month plus utilities.
- Sale Price: Unpriced, make offer.



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***Driven by Integrity. Defined by Results.***

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## PROPERTY INFORMATION SUMMARY

<b>Property:</b>	45,905 ± SF, 6-tenant, industrial condo complex built in 1981. The subject property (Building B, Unit 4) measures 7,500 ± SF (120±' x 62±'), features one 14' x 14' roll up door with an interior recessed loading dock in the front of the building and one 8' x 8' dock high, rail door in the rear. The unit features 750± SF of office space at the front entrance. The building features 3-phase, 120/208-volt, 200-amp electrical service, 18' clear height in the warehouse and CBS construction with a double tee concrete roof system (replaced in 2006). The building is not fire sprinklered. The City of Riviera Beach does not require fire sprinklers for spaces less than 10,000 SF depending upon the use.
<b>Location:</b>	Located 1.9 miles east of Interstate 95 at Blue Heron Boulevard in Riviera Beach, Florida. The Australian Warehouses are located on the east side of Australian Avenue, 3 buildings south of Blue Heron Boulevard. Unit 4 is located in the back of the 2-building complex and does not have direct frontage on Australian Avenue.
<b>Zoning:</b>	(IL) Limited Industrial, Riviera Beach
<b>Available Space:</b>	Unit 4: 7,500± SF total. Available May 1, 2026.
<b>Lease Rate:</b>	\$20.00 psf industrial gross (\$12,500 per month) plus utilities. Taxes and operating expenses are included in the rent.
<b>Sale Price:</b>	Make offer.

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## INTERIOR & EXTERIOR PHOTOS



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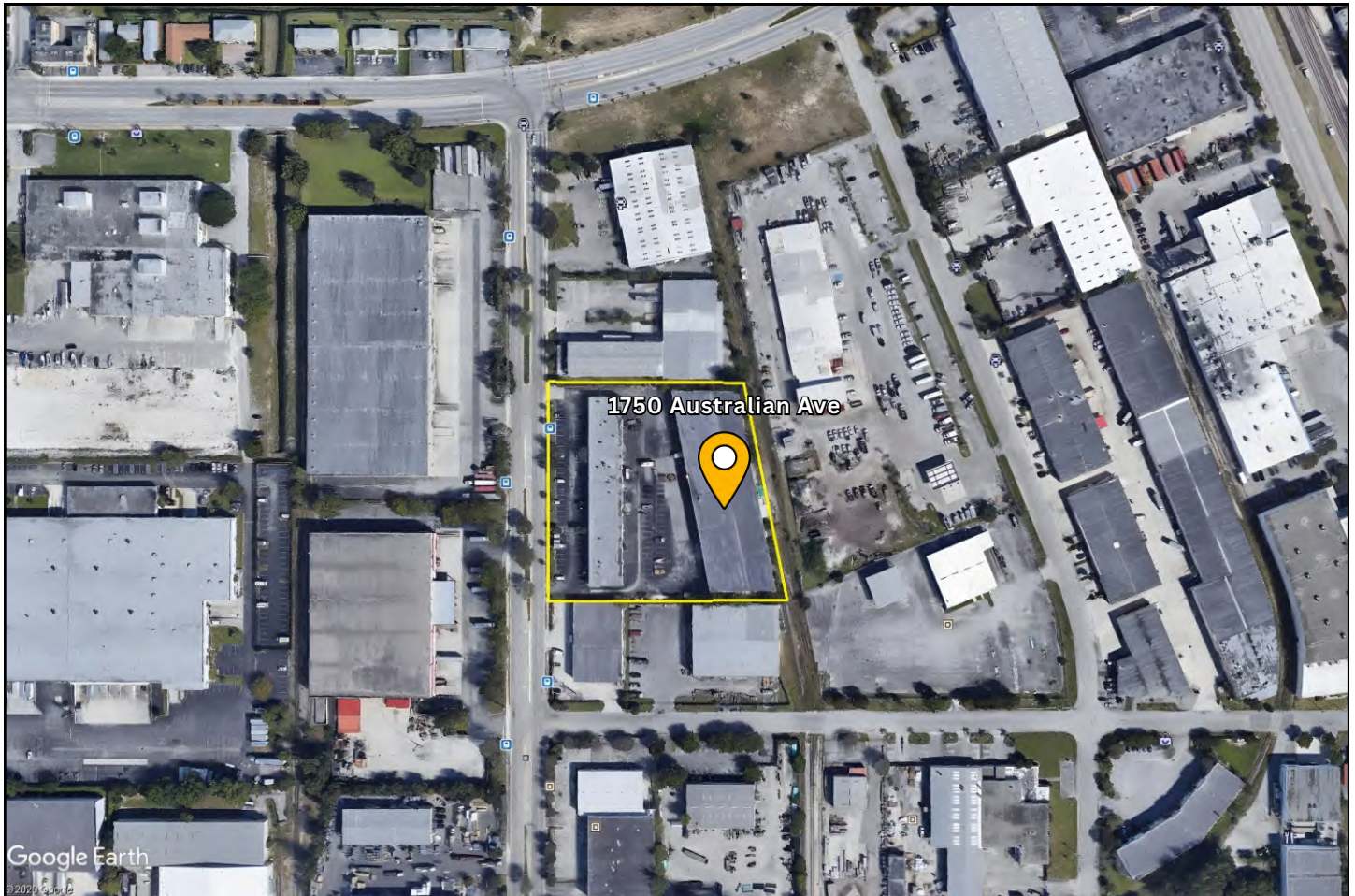


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## OVERHEAD VIEW



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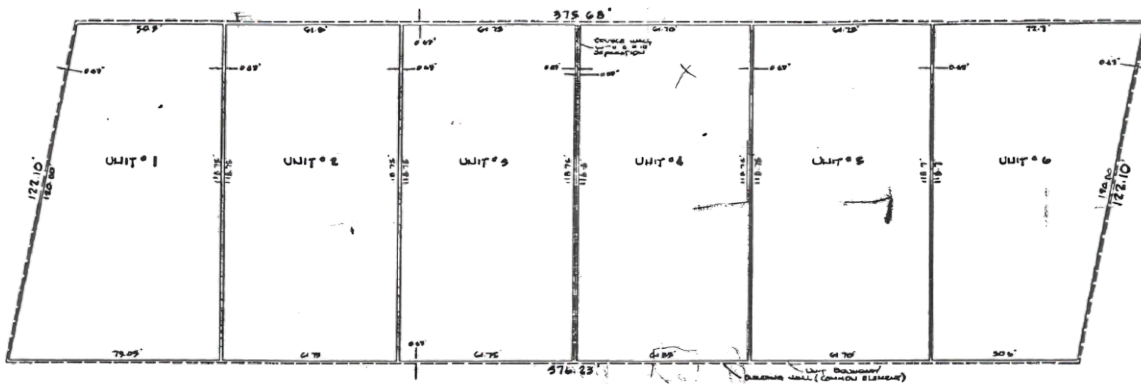
## SITE PLAN - BUILDINGS A & B

### THE AUSTRALIAN WAREHOUSES A CONDOMINIUM

SURVEY, GRAPHIC DESCRIPTION OF UNITS  
AND LOCATION OF COMMON ELEMENTS  
SHEET 2 OF 3

1. THE ELEVATION OF THE BRICK WALL, FLOOR AND CEILING ARE ALL GIVEN PER LEVEL BAYON AND ARE EXPRESSED IN FEET AND DECIMAL FRACTION VALUES.
  2. THE PERCENTAGE OF COMMON ELEMENTS APPROPRIATE TO EACH UNIT AND EACH UNIT'S SHARE OF COMMON EXPENSE IS AS FOLLOWS:  

UNIT 1	= 14.67%
UNIT 2	= 14.67%
UNIT 3	= 14.67%
UNIT 4	= 14.67%
UNIT 5	= 14.67%
UNIT 6	= 14.67%
  3. ALL COMMON UNITS TO THE BUILDING LOCATED ON THE CONDOMINIUM PROPERTY ARE GIVEN IDENTIFYING NUMBERS, WHICH ARE BELIEVED TO BE WITHIN EACH CONDOMINIUM UNIT SPACE IN THIS EXHIBIT 1. THE CONDOMINIUM UNIT NUMBER IS ALSO THE CONDOMINIUM PACE NUMBER.
  4. ALL OPEN SPACE (COMMON ELEMENTS) - ALL SPACE WITHIN THE CONTOUR OF THE AUSTRALIAN WAREHOUSES, EXCEPTING, WHICH ARE NOT DESIGNATED AS CONDOMINIUM UNITS OR LEASED COMMON ELEMENTS ARE HEREBY DESIGNATED COMMON ELEMENTS.
  5. ALL DIMENSIONS ARE TO UNFINISHED SURFACE UNLESS OTHERWISE NOTED.
- |        | FINISHED FLOOR | FINISHED CEILING |
|--------|----------------|------------------|
| UNIT 1 | 21.60          | 20.60            |
| UNIT 2 | 21.60          | 20.60            |
| UNIT 3 | 21.60          | 20.60            |
| UNIT 4 | 21.60          | 20.60            |
| UNIT 5 | 21.60          | 20.60            |
| UNIT 6 | 21.60          | 20.60            |



WADING DOCK

#### FLOOR PLAN

SCALE: 1/8" = 1'-0"



EXHIBIT 1  
THE AUSTRALIAN WAREHOUSES

8442 P1777



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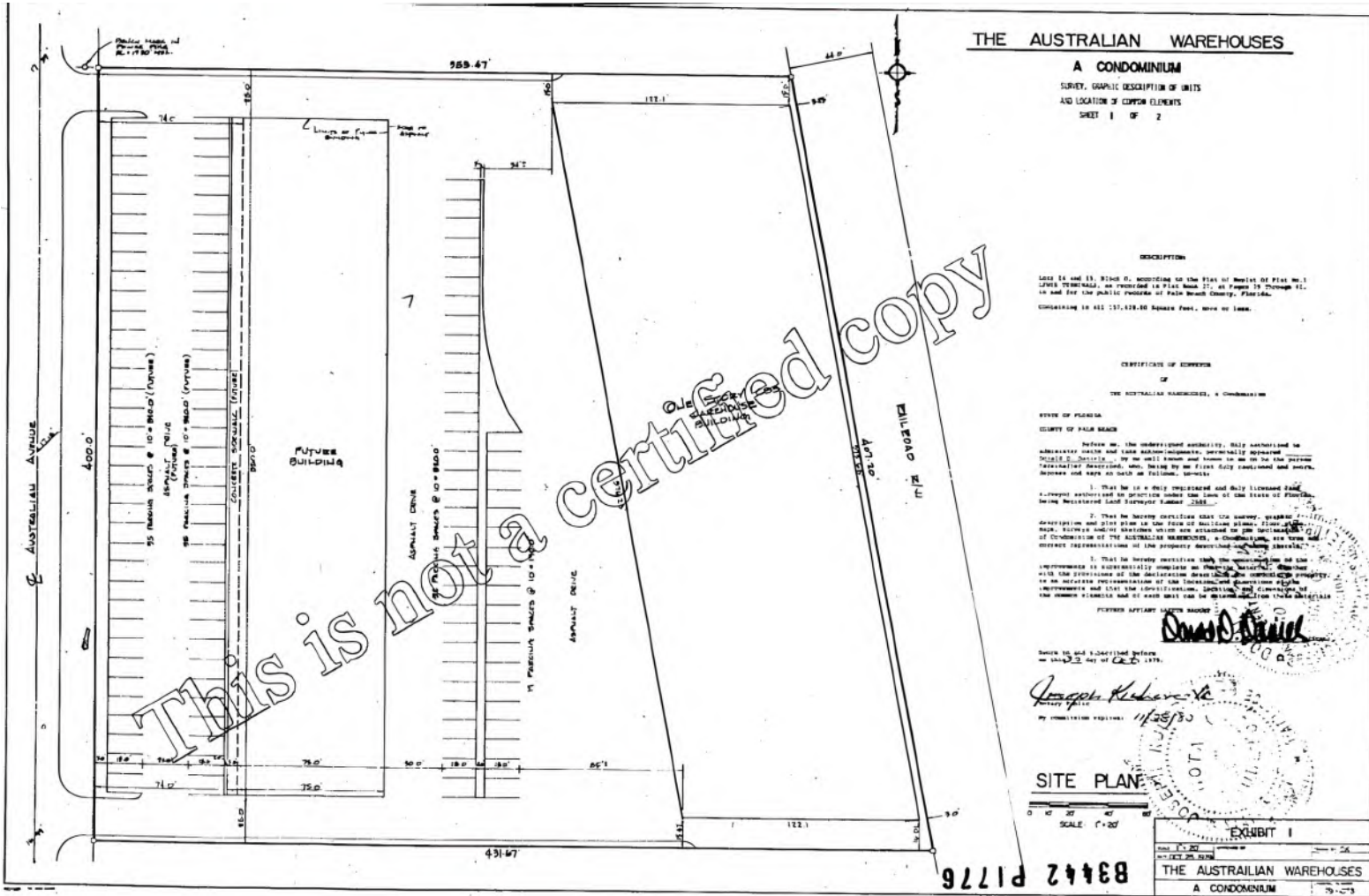


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OVERALL SITE PLAN - BUILDINGS A, B, C & D



THE AUSTRALIAN WAREHOUSES

A CONDOMINIUM  
 SURVEY, GRAPHIC DESCRIPTION OF UNITS  
 AND LOCATION OF COMMON ELEMENTS  
 SHEET 1 OF 2

DESCRIPTION  
 Lots 18 and 19, Block 0, according to the Plan of Plat of Plat No. 1  
 1988, recorded in Public Trust, at Page 19 through 21,  
 is and for the public records of Palm Beach County, Florida,  
 containing in all 137,428.80 Square Feet, more or less.

CERTIFICATE OF EXEMPTION  
 OF  
 THE AUSTRALIAN WAREHOUSES, a Condominium

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 Before me, the undersigned authority, duly authorized to  
 administer oaths and take acknowledgments, personally appeared  
 Daniel D. ... of the County of Palm Beach, State of Florida,  
 known and well known to me to be the person  
 whose name and name as set forth in the foregoing  
 certificate, who, being by me first duly sworn and sworn  
 before me and kept as such as follows, to-wit:

1. That he is a duly registered and duly licensed Land  
 Surveyor authorized to practice under the laws of the State of Florida,  
 being Registered Land Surveyor Number 2888.  
 2. That he hereby certifies that the survey, graphic de-  
 scription and site plan on the face of Bulletin Number 2004, 2004  
 map, shows and is correct and true and that the same  
 of the Commonwealth of the Australian Warehouses, a Condominium, are true and  
 correct representations of the property described and shown hereon.  
 3. That he hereby certifies that the subdivision and the  
 improvements is substantially complete as shown hereon. Further  
 with the provisions of the declaration describing a common property  
 to be received representation of the subdivision, description of the  
 improvements and that the subdivision, location and description of  
 the common elements and of each unit can be obtained from the Declaration.

PROVEN AFFIDAVIT BEFORE ME  
 Daniel D. ...  
 Daniel D. ...  
 11/25/30

SITE PLAN  
 SCALE 1"=20'  
 EXHIBIT I  
 THE AUSTRALIAN WAREHOUSES  
 A CONDOMINIUM



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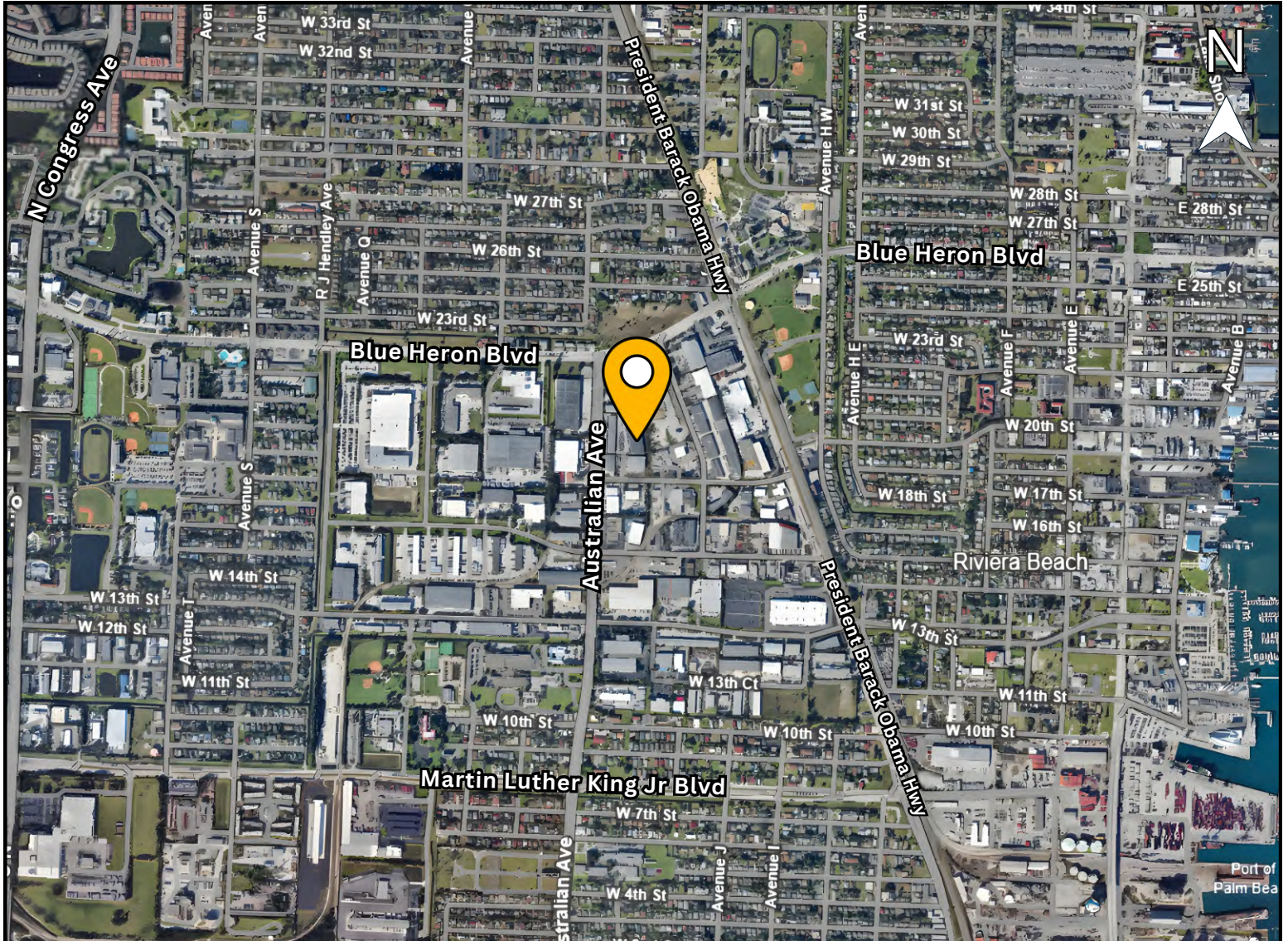


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## MAP



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