



SBDC Avenue L

1700 AVENUE L RIVIERA BEACH, FLORIDA



SBDC AVENUE L OVERVIEW

1900 Avenue L is a premier industrial warehouse and flex property located within Fairfax Industrial Park in Riviera Beach, Florida. Spanning approximately 125,000 square feet across 5 acres, the asset offers versatile industrial space designed to accommodate distribution, logistics, manufacturing, and service-oriented users.

The property benefits from exceptional connectivity, with immediate access to the Port of Palm Beach, Interstate 95, Palm Beach International Airport, and major regional transportation corridors. Combined with strong workforce accessibility and proximity to key commercial amenities, the property is well-positioned to support a wide range of business operations and future growth.



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SBDC AVENUE L

HIGHLIGHTS:

- 125,000 SF industrial warehouse & flex space
- Situated on approximately 5 acres
- 16'–20' clear ceiling heights
- **Dock-high & grade-level loading**
- Three-phase power throughout
- Nearby retail, dining, fuel & business services
- Minutes from Port of Palm Beach
- Immediate access to I-95 & major highways
- Located within Riviera Beach's established industrial corridor
- Excellent connectivity via Blue Heron Boulevard, Old Dixie Highway, and regional transportation networks
- Ideal for logistics, distribution, manufacturing & service users



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SBDC AVENUE L

AVAILABLE UNITS

1940b

- 6,000 sqft
- 3 private offices; 900 sqft of office ttl
- 2 bathrooms, 1 shower
- 16ft clear height
- 4 **grade** level doors
- **Breakroom**

1980c

- 6,300 sqft
- 3 private offices; 500 sqft of office ttl
- 1 bathroom
- 16ft clear height
- 4 **grade** level doors

1930d

- 6,000 sqft
- 250 sqft office
- 1 bathroom
- 18ft clear height
- **Dock high**
- 2 Ramps

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FLEXIBLE WAREHOUSING

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SBDC AVENUE L

AVAILABLE UNITS

2060c

- 3,000 sqft
- 1 private office; 160 sqft
- 1 bathroom
- 16ft clear height
- 2 **grade** level doors

1946d

- 6,000 sqft
- 250 sqft office
- 1 bathroom
- 18ft clear height
- 1 **dock** high

1982a

- 6,000 sqft
- 200 sqft office
- 2 bathrooms
- 18ft clear height
- **Dock** high

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FLEXIBLE WAREHOUSING

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SBDC AVENUE L

AVAILABLE UNITS

1998

- 12,000 sqft
- 500 sqft office
- 18 ft clear height
- One dock/ One ramp

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