



For Lease | 10455 Riverside Drive | Palm Beach Gardens, FL 33410

## ±19,950 SF Office/Warehouse Space

Position your business in the heart of Palm Beach Gardens with this first-floor office/warehouse opportunity. Fully air conditioned, the property combines a flexible floor plan with immediate access to I-95, Downtown at the Gardens, The Gardens Mall, and an array of dining, shopping, and hotel amenities. Ideal for distribution or light manufacturing, the space offers exceptional connectivity in a business-friendly location.

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# Property Overview

<b>Parcel Number</b>	52-43-42-07-44-001-0030	<b>Land Size</b>	±2.20 AC
<b>Property Type</b>	Class A Flex	<b>Zoning</b>	M1
<b>Floors</b>	2	<b>Office SF</b>	±5,159 SF
<b>Year Built</b>	2008	<b>Warehouse SF</b>	±14,791 SF
<b>Gross Building Area</b>	±39,900 SF	<b>Parking Ratio</b>	2.50/1,000 SF
<b>Clear Height</b>	20' ceiling height	<b>Docks</b>	2 dock-high doors
<b>Power</b>	1,600 A, 3-phase	<b>Doors</b>	2 grade-level doors

## Key Highlights



Class 'A' Flex Space



Fully Air-Conditioned



Industrial Park Setting



Abundant Parking



Immediate Access to Interstate 95



## The Location

Palm Beach Gardens, located in Palm Beach County, Florida, is a vibrant city known for its lush landscapes, upscale amenities, and strong community atmosphere. Founded in 1959, the city offers a variety of recreational options, including parks, golf courses, and cultural venues. The Downtown at the Gardens area provides shopping, dining, and entertainment, while nearby beaches offer relaxation and water activities. With top-rated schools, healthcare facilities, and convenient access to major highways, Palm Beach Gardens is a desirable location for both residents and businesses.



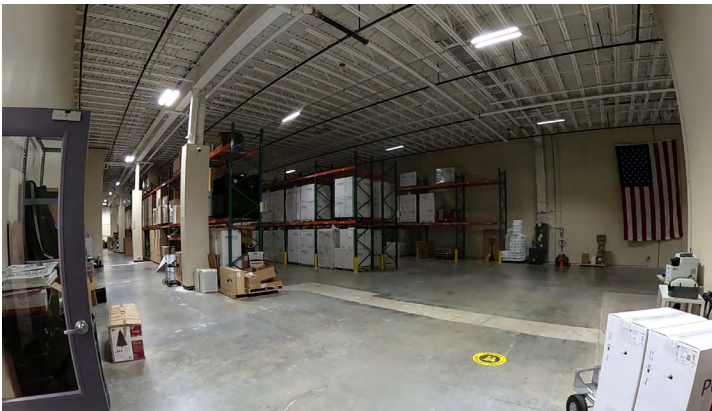
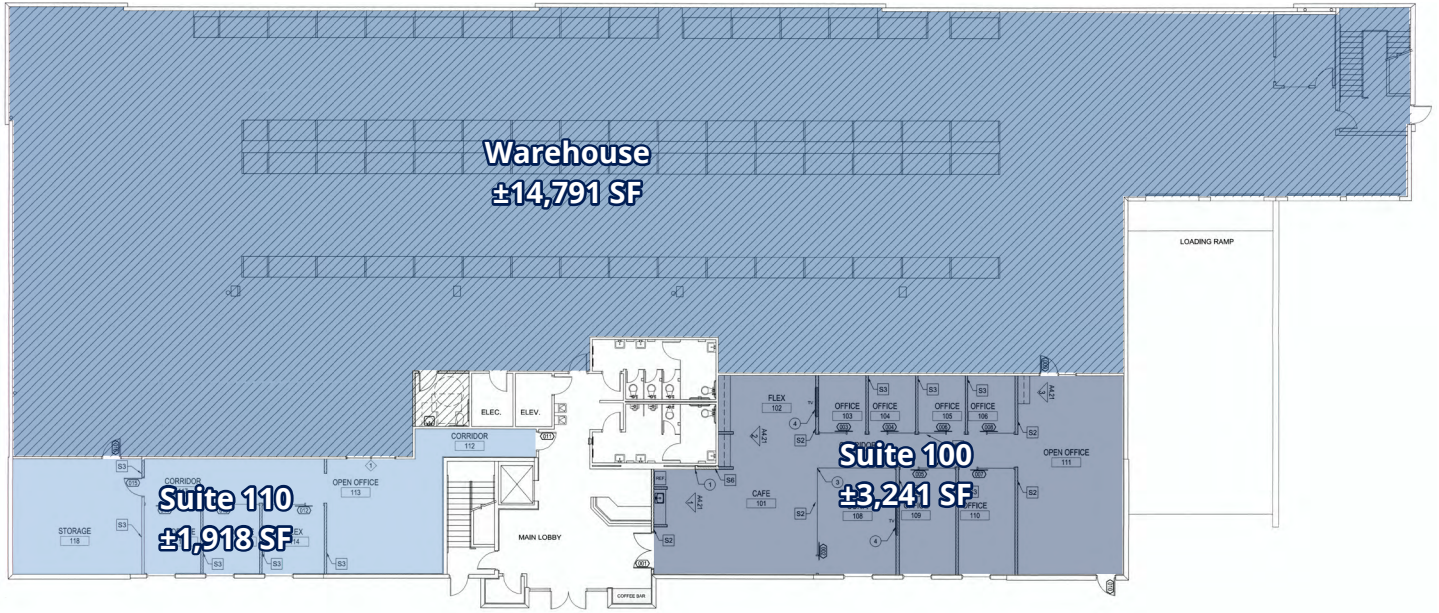
# Floor Plan

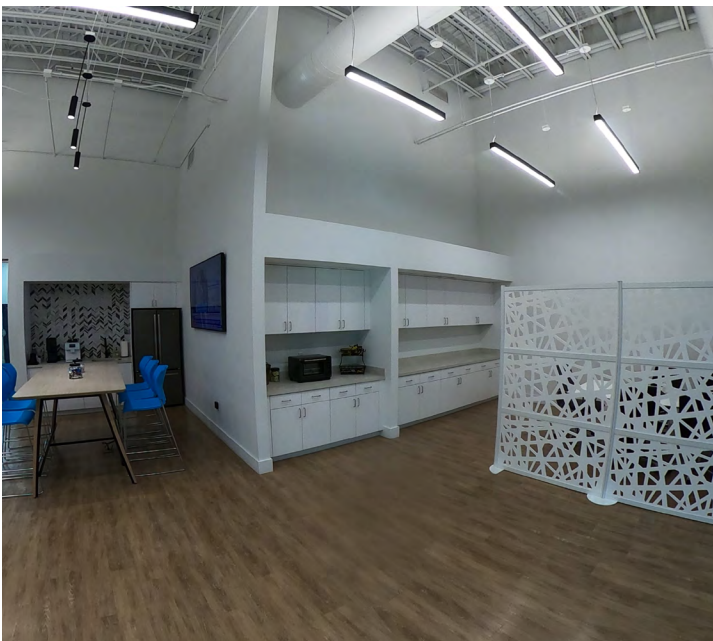
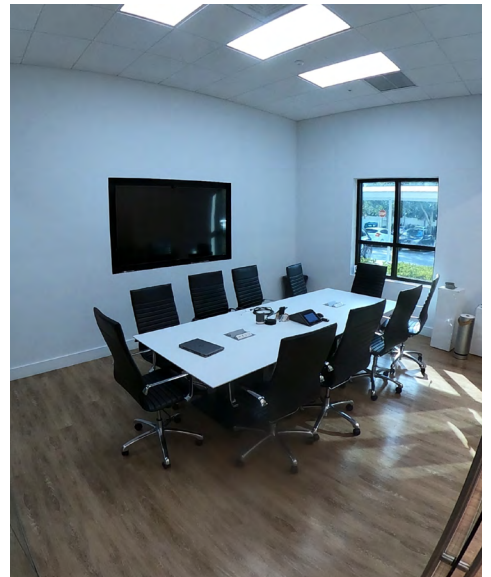
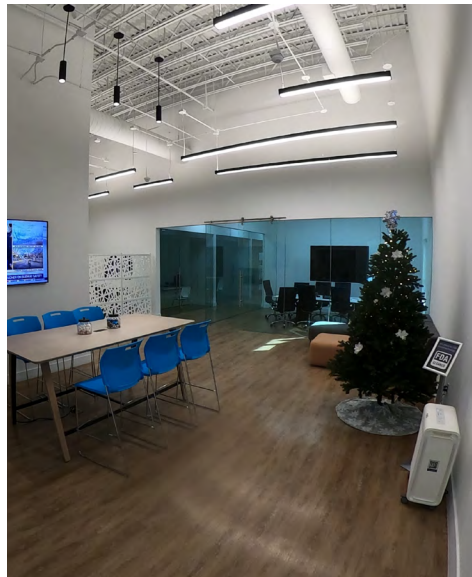


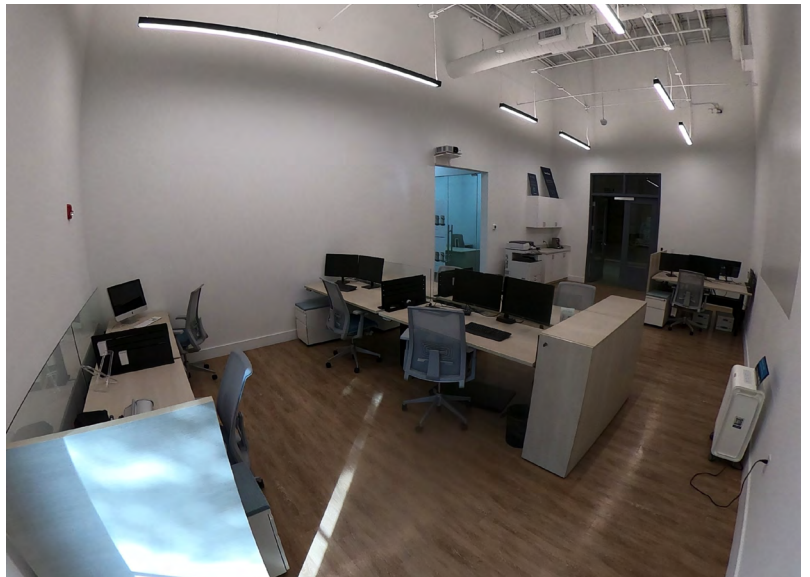
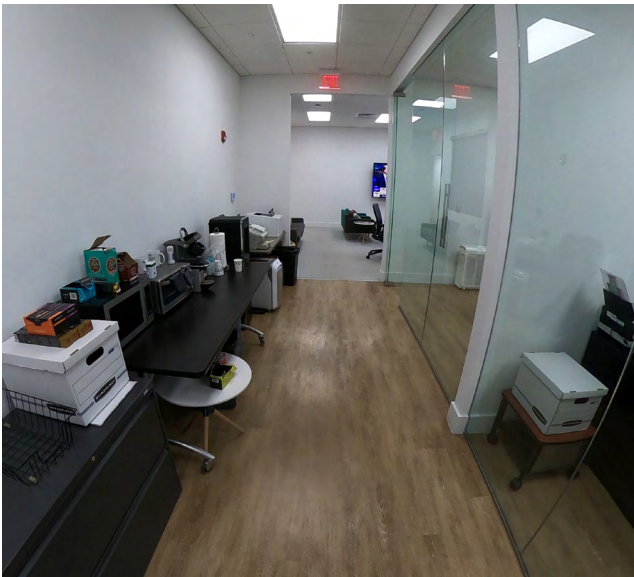
Matterport - Suite 100



Matterport - Suite 110







# Colliers

## Downtown at the Gardens

## The Gardens Mall

## PGA Boulevard

## Midtown

## Legacy Place

## Burns Road

10455 Riverside Drive | Palm Beach Gardens, FL 33410

### Colliers

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