

OFFICE/ FLEX WAREHOUSE FOR LEASE

905 SW 14TH AVE, DELRAY BEACH, FL 33444

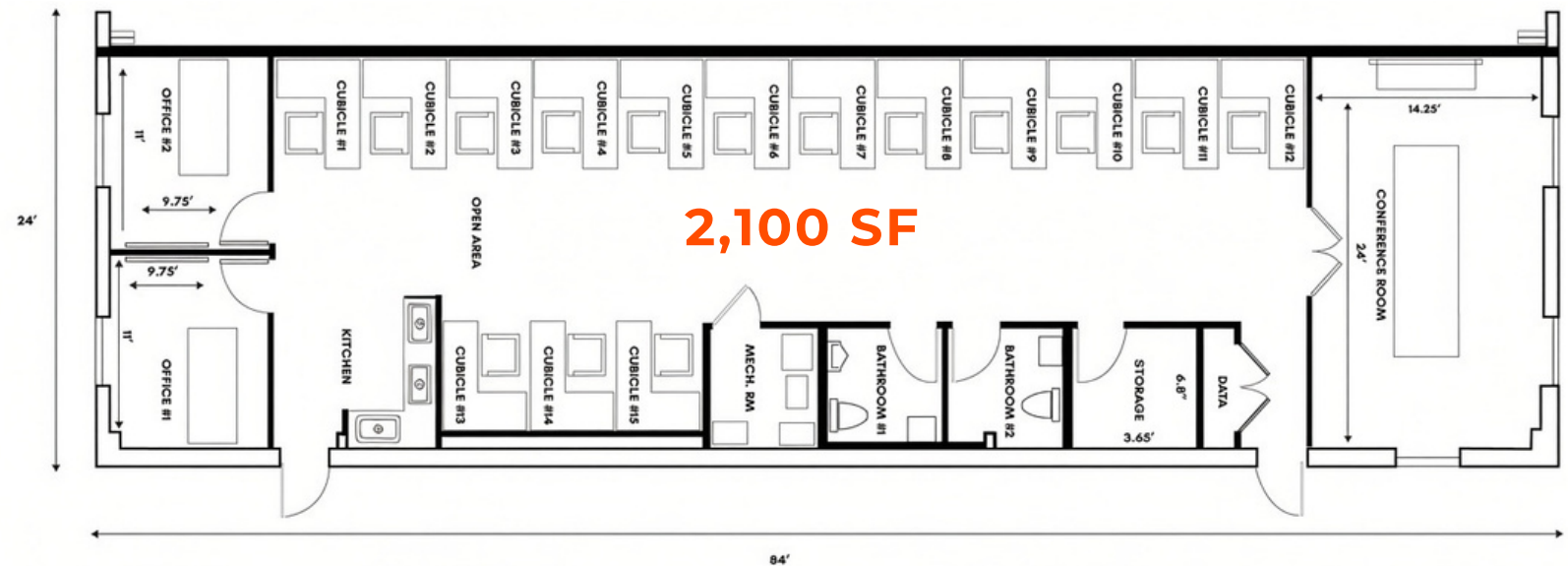
BUILDING A - 1ST FLOOR

10,780 SF GROUND FLOOR OFFICE/WAREHOUSE (\$30/ PSF MG)



BUILDING A - 2ND FLOOR

2,100 SF SECOND FLOOR OFFICE (\$34/ PSF MG)



Looking for reasonably priced office and warehouse space in close proximity to Atlantic Ave? The office features full-impact glass windows and doors, 2 private offices, a kitchen/break room, a conference room, and space for approximately 12 workstations.



CAN BE LEASED TOGETHER OR SEPERATELY

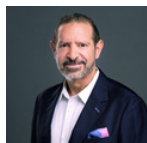


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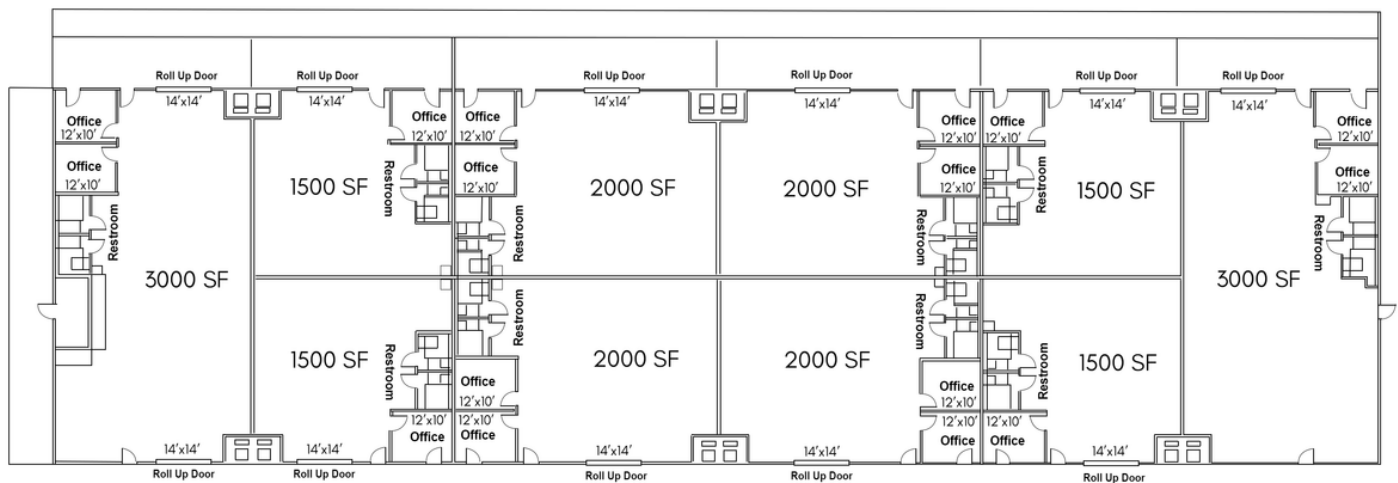
BUILDING B

20,000 SF FLEX/WAREHOUSE SPACE (\$34/PSF MG)



Multi-tenant layout across 10 individual bays (1,500–3,000 SF). The property features high clear heights, 14'x14' overhead roll-up doors, private in-unit restrooms, full-impact glass, air-conditioned offices, and dedicated parking throughout the secure, fenced complex.

WAREHOUSE/FLEX BUILDING



905 SW 14th Ave
20,000 SF

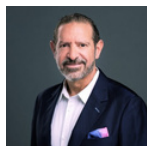


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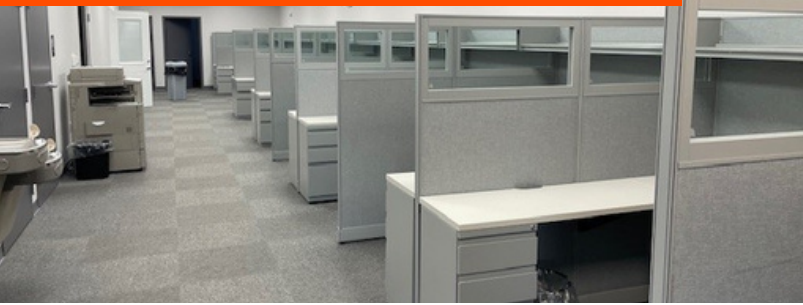
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HIGHLIGHTS

- **Location & Security:** Fenced commercial complex with gated access, ample parking, and immediate I-95 access just 10 blocks south of Atlantic Ave.
- **Building A (12,880 SF):** Turn-key 2,100 SF 2nd-floor office (12 workstations, 2 offices, conference room, kitchen) + 10,780 SF ground-floor office/warehouse.
- **Building B (20,000 SF):** Flex/warehouse space across 10 bays (1,500–3,000 SF) with 14'x14' roll-up doors, impact glass, and private restrooms
- **Lease Rate:** \$30-\$34 PSF Modified Gross + Electric



BUILDING A - SECOND FLOOR



BUILDING B - INTERIOR



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