



Fischer Gaeta Corp.
Commercial Real Estate Services
(561) 627-1500

www.fgcre.com

LISTING NUMBER 1040
LISTING AGENT Robert A. Fischer, SIOR

INDUSTRIAL BUILDING AND YARD FOR LEASE

ADDRESS - LOCATION

ADDRESS 1721 West 10th Street
CITY/STATE/ZIP Riviera Beach, FL 33404
TAX ID 56-43-42-31-20-000-0110

TYPE

OFFICE X RETAIL _____
INDUSTRIAL X WAREHOUSE X
OTHER _____

USE

NEIGHBORHOOD Light Industrial
ZONING (IL) Limited Industrial –
Riviera Beach
RESTRICTIONS Only of zoning and POA
No Automotive

PHOTO



TERMS

SPACE SIZE FOR LEASE 2,100 SF
RENT \$ 2,500 per month
including electric, water,
sewer, dumpster
LEASE TERM 2 - 3 Years
CAM PER SQ FT N/A
LESSOR PAYS Taxes, insurance, yard,
structural, utilities, trash
LESSEE PAYS Sales tax, insurance,
interior maintenance

DIMENSIONS

BLDG SIZE 30' X 70' = 2,100 SF
LOT SIZE 150' X 130' = 19,500 SF

GENERAL INFORMATION

YR BLT	<u>2000</u>	CONSTRUCTION	<u>Metal & Block</u>
FLOORS	<u>Concrete</u>		
HEIGHT	<u>12'</u>	ROOF	<u>Metal</u>
A/C	<u>Office</u>	PARKING	<u>8</u>
	<u>120/240,</u>		
ELECTRIC	<u>200 AMP</u>	OFFICE AREA	<u>500 SF</u>
FENCED	<u>Yes</u>	# STORIES	<u>One</u>
SEWER	<u>Yes</u>	PAVED	<u>Yes</u>
O/H DOORS	<u>Two</u>	SIZE	<u>12' X 10'</u>
SPRINKLERS	<u>No</u>	WATER	<u>Yes</u>
LEGAL	<u>Lot 11 Port Commerce Center Phase II</u>		

COMMENTS: Hard to find, small free standing building with fenced storage yard.

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square feet, income and expenses are approximate. Prospects should conduct their own independent investigations and rely only on those results.