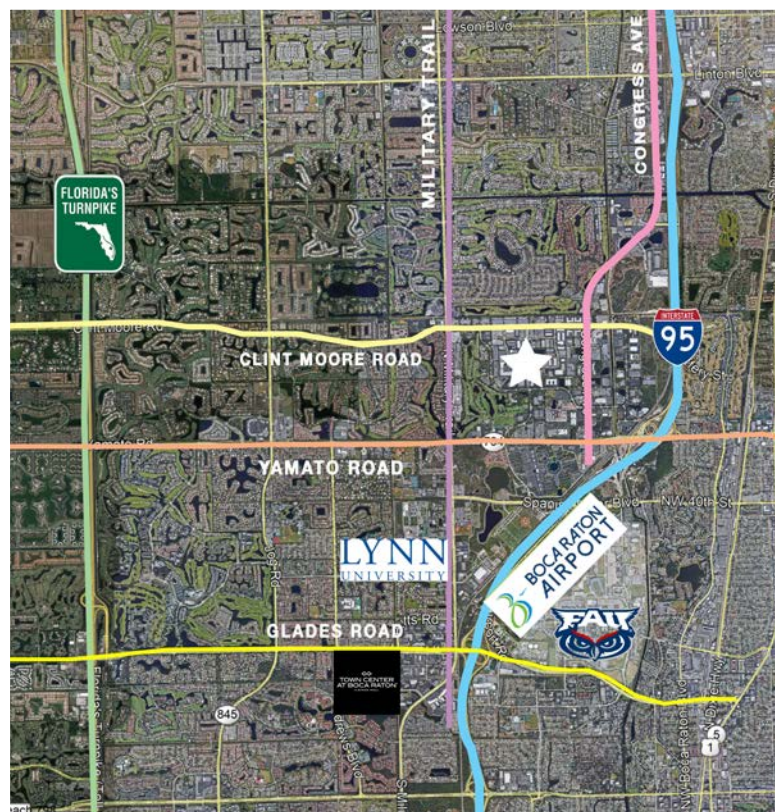


# WAREHOUSE FOR SALE

## BOCA RATON, FLORIDA

+/- 44,550 SF (VACANT)



## 6403 W. Rogers Circle Boca Raton, Florida 33487

### Property Information

- +/- 44,550 Square Feet
  - 12,500 SF of AC warehouse
  - 8,000 SF of office space
  - 20,350 SF of warehouse with additional 3,700 SF mezzanine
- 1 recessed dock door for straight trucks
- 1 dock high door
- 1 loading ramp with dock door
- Warehouse sits on 2.005 acres of land
- 22 foot clear ceiling
- 61 parking spaces
- Zoned M-3 (City of Boca Raton, Florida)



**Brandon Weiss**

+1 305 975 1829

bweiss@naimiami.com

9655 South Dixie Hwy Suite 300

Miami, Florida

+1 305 938 4000

[naimiami.com](http://naimiami.com)

## Location Features

- Rare Opportunity to own/occupy 44,550 square feet of warehouse in the heart of Boca Raton’s industrial market.
- One of only a few warehouses over 30,000 square feet available for purchase in South Palm Beach County, Florida.
- Located within the South Congress Industrial Center on coveted Rogers Circle.
- Excellent access to all major roadways and benefits from the surrounding Boca Raton amenities such as restaurants, retail, hotels, train station and Boca Raton Executive Airport.
- Easy access to I-95 via Yamato Road and Congress Avenue, Boca Raton Tri-Rail Station and planned Brightline Boca Raton Station.



## In the Heart of Boca Raton’s Major Industrial Park:

- Over 30 corporate headquarters are located in Boca Raton such as Office Depot, ADT Security, Biotest, Diagnostic Test Group, Bluegreen and many more.
- Boca Raton is also home to a 1.7 million square feet Innovation campus and a 94.3 acre Research Park at FAU.

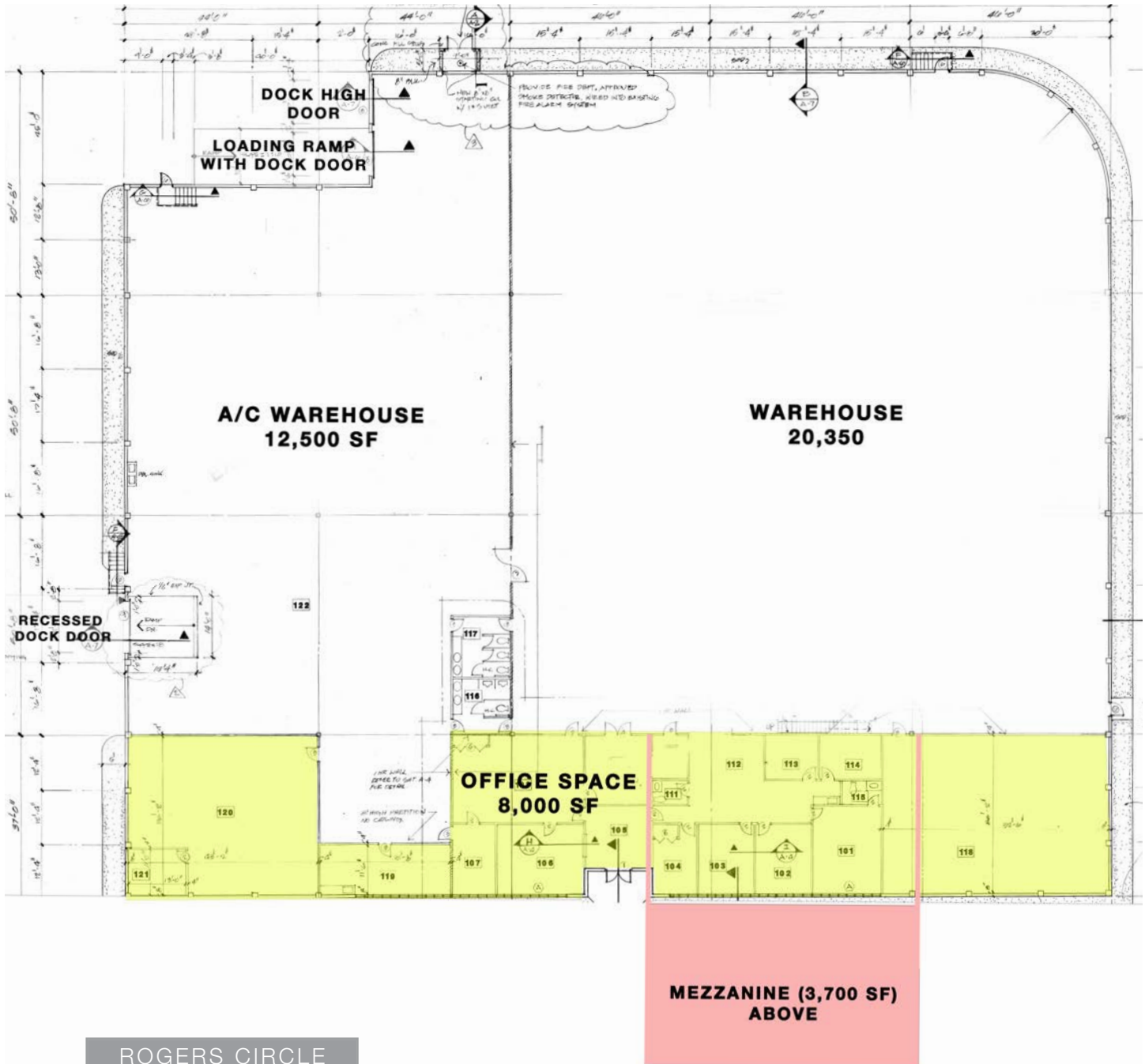
## Demographics

RADIUS	TOTAL POPULATION	AVERAGE HH INCOME	EDUCATION LEVEL (BACHELOR'S)
1 mile	7,666	\$140,519	39.3%
5 miles	229,746	\$107,436	27.5%
10 miles	657,457	\$100,502	25.4%

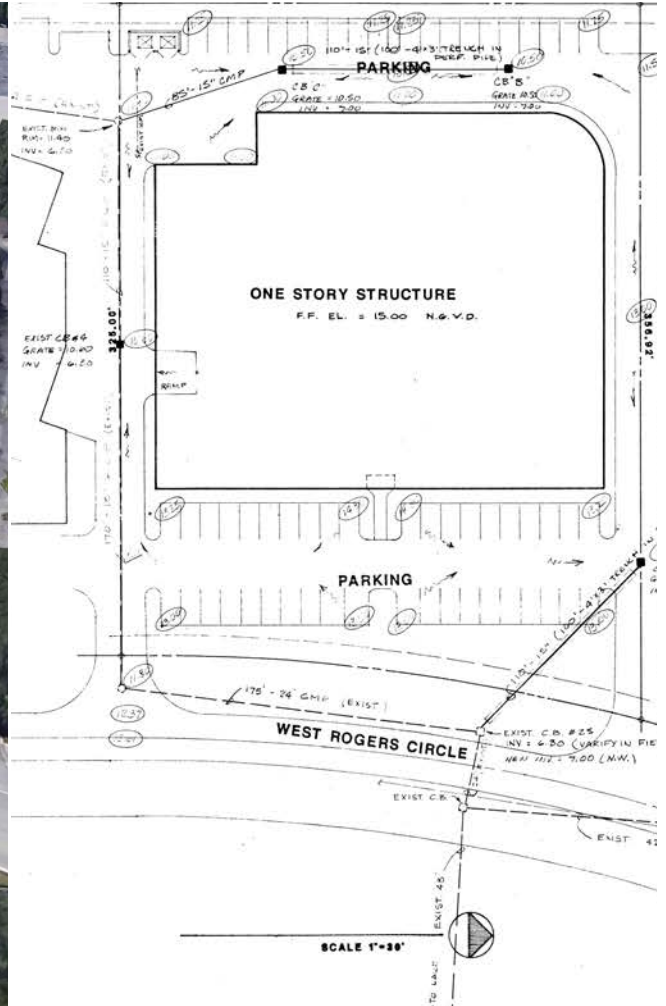
## Proximity to:

	DISTANCE
I-95 via Congress Avenue	2.2 Miles
I-95 via Yamato Road	2.2 Miles
Boca Raton Tri-Rail/Brightline Station	2.2 Miles
Boca Raton Executive Airport	3.2 Miles
Town Center Mall at Boca Raton	4.2 Miles
Florida’s Turnpike via Glades Road	6.6 Miles

# SITE PLAN



# PROPERTY PHOTOS



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