

# SHOWROOM, WAREHOUSE OR DISTRIBUTION SPACE

## D&B TILE

3220 45th Street, West Palm Beach, FL 33407

**Gold  
Standard**  
PROPERTY

Lease Space  
or Purchase  
the Whole  
Building

**DESCRIPTION** This building is situated on the heavily traveled 45<sup>th</sup> Street across from the Walmart Supercenter. The property will provide all the access of a retail requirement with all the capabilities of a high-bay distribution center. Centrally located in West Palm Beach with quick access to I-95 allowing one to move north or south with ease. Additionally, there is a signalized intersection at the Walmart that allows u-turns for those traveling west on 45<sup>th</sup> Street.

**If buying the property, 10,000 sf +/- of the building is currently leased long term.**

### HIGHLIGHTS

- Property Type: Industrial / Warehouse
- Year Built: 2005
- Located on heavily traveled 45th Street
- Natural light throughout
- Portable dock ramp allows easy access to load and unload semi-trailers
- Large fenced rear storage area
- Newly demised space consisting of a 2,748 sf +/- air conditioned showroom office area with bathrooms. A 10,526 sf +/- warehouse area with 30 ft clear and a 3,031 sf +/- mezzanine area.
- Existing long term lease with Dean Mitchell.

### LEASE SPACE AVAILABLE

<b>Space For Rent:</b>	<b>16,305 sf +/-</b>
<b>Rental Rate:</b>	<b>\$11.00/sf/yr</b>
<b>Service Type:</b>	<b>Triple Net</b>
<b>Office Size:</b>	<b>2,748 sf +/-</b>
<b>Space Type:</b>	<b>Relet</b>
<b>Space Use:</b>	<b>Industrial</b>
<b>Lease Term:</b>	<b>Negotiable</b>

### BUILDING TO BUY OPTION

<b>Total Building Size:</b>	<b>26,500 sf +/-</b>
<b>Dean Mitchell Lease:</b>	<b>10,195 sf +/-</b>
<i>(long term lease)</i>	

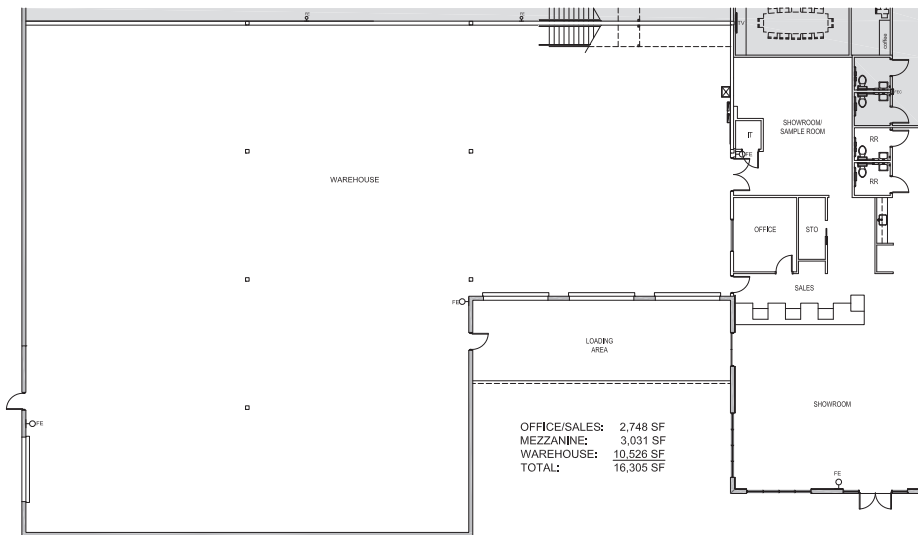


BRAY REALTY ADVISORS



# SHOWROOM, WAREHOUSE OR DISTRIBUTION SPACE

# D&B TILE BUILDING



**AVAILABLE TO  
LEASE SPACE OR PURCHASE  
ENTIRE BUILDING**

**NATE BRAY**  
(561) 317-6621  
[njb@brayrealtyadvisors.com](mailto:njb@brayrealtyadvisors.com)

**JOHN DEL RUSSO**  
(818) 424-1105  
[jdr@brayrealtyadvisors.com](mailto:jdr@brayrealtyadvisors.com)

**CALL US**