

LEASE

BOCA COMMERCE PARK

10042 Spanish Isles Drive, Bay B18 Boca Raton, FL 33496



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty proudly to announce PSB Boca Commerce Park, a prime commercial property situated at 10026 Spanish Isles Blvd, B18, in the heart of Boca Raton, FL 33498. This impressive facility is nestled on a generous lot spanning approximately 47,886 square feet, offering ample space to accommodate various business ventures. Boasting a ceiling height of 14 feet, this property provides versatility and functionality for a wide range of operations. Whether you're seeking a warehouse space, distribution center, or storage facility, the expansive interior dimensions cater to diverse business needs. Convenience is paramount with a level grade door, facilitating seamless loading and unloading of shipments for efficient logistics operations. Whether you're receiving inventory or dispatching goods, this feature ensures smooth transitions and streamlined processes for your business. PSB Boca Commerce Park epitomizes the ideal commercial space, combining practicality with strategic location for optimal business performance. The sublandlord is actively

OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (Gross)
Number of Units:	1
Available SF:	650 SF
Lot Size:	1.099 Acres
Building Size:	17,950 SF
Zoning:	IL-LIGHT INDUSTRIAL
APN:	00-41-47-01-01-008-0040

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	458	1,238	4,425

Elvis A Amor, PA MSIRE
954 963 1600

Ricardo Carrera
954 829 5702



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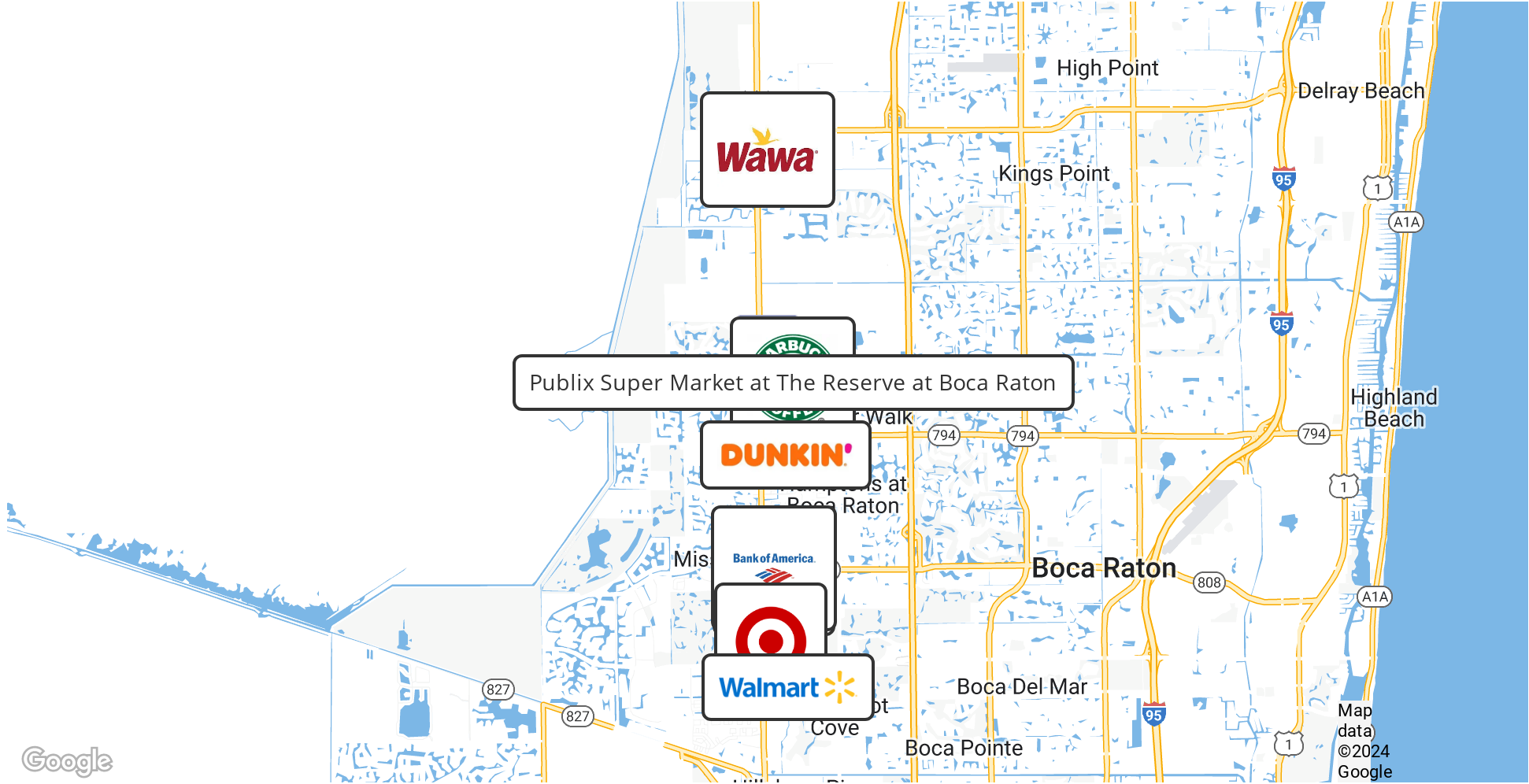


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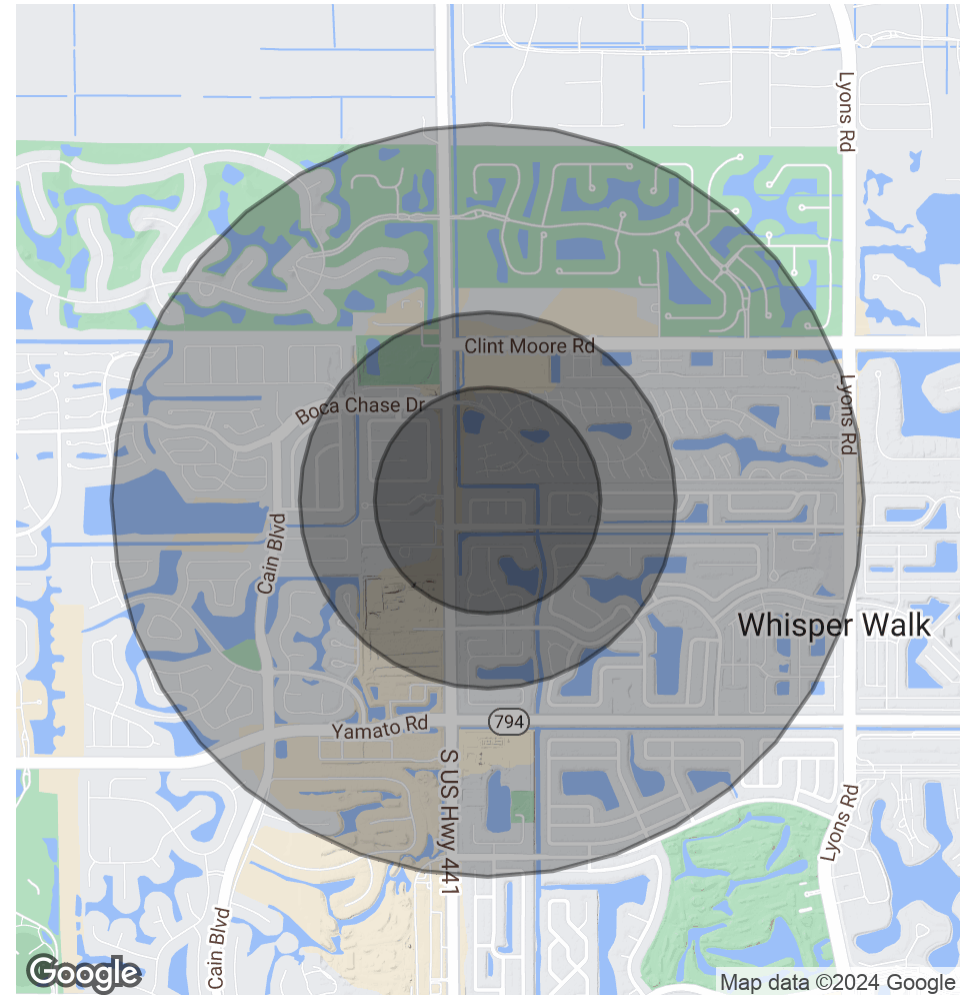
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,264	3,226	11,442
Average Age	41	44	46
Average Age (Male)	40	42	44
Average Age (Female)	43	46	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	458	1,238	4,425
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$118,666	\$118,386	\$125,089
Average House Value	\$482,160	\$477,947	\$525,954

Demographics data derived from AlphaMap



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