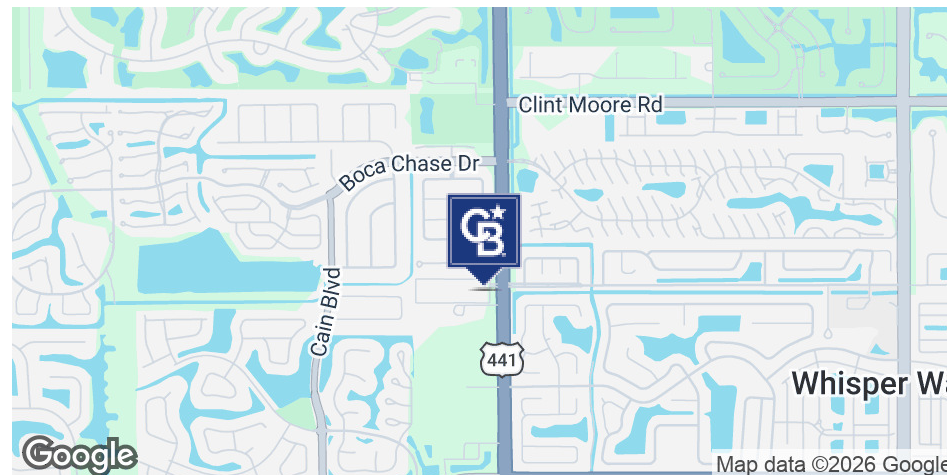


LEASE

BOCA COMMERCE PARK

10026 Spanish Isles Blvd, Bay 18 & 19 Boca Raton, FL 33496



OFFERING SUMMARY

Lease Rate:	\$31.90 - 35.36 SF/yr (MG)
Building Size:	17,950 SF
Available SF:	650 - 1,300 SF
Lot Size:	1.099 Acres
Number of Units:	5
Price / SF:	\$0.00
Year Built:	1986
Renovated:	2022
Zoning:	IL—LIGHT INDUSTRIAL

PROPERTY OVERVIEW

Coldwell Banker Commercial Realty is pleased to present PSB Boca Commerce Park, a premier commercial leasing opportunity located at 10026 Spanish Isles Blvd, Suites B18 & B19, Boca Raton, FL 33498.

This well-positioned industrial property sits on an expansive 467,389 square foot site and features a gross leasable area of approximately 47,886 square feet, offering exceptional flexibility for a wide variety of business uses. The property features 14-foot ceiling heights, providing functional space suitable for warehouse, light industrial, storage, or blended operational uses. Bays B18 & B19 are currently available, totaling 1,300 square feet. Two different sub-landlords are seeking to lease the available space and are open to leasing the entire block or subletting the bays individually, allowing flexible options for prospective tenants. Each bay offers individual unit identification and a private commercial address, supporting professional business operations and logistical efficiency. The space also includes a 10-foot clear grade-level loading door, providing convenient access for loading and unloading. This feature supports efficient logistics, whether for receiving inventory, managing storage, or distributing finished goods.

Elvis A Amor, PA MSIRE
(754) 248-8979

Ricardo Carrera
(954) 829-5702



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PROPERTY DESCRIPTION

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The property benefits from excellent connectivity to major transportation corridors, including U.S. Highway 441 and the Florida Turnpike, with an average daily traffic count of 37,189 vehicles. The surrounding area is anchored by prominent national retailers such as Dunkin', Starbucks, Publix, Goodwill Industries, CVS Pharmacy, and Sage Dental, creating a strong and active commercial corridor. This is a rare opportunity to secure space within one of Boca Raton's most sought-after industrial and commercial locations.

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