

# For Sale

3487 High Ridge Road  
Boynton Beach, FL 33426



## Industrial Office Warehouse

Investment Opportunity or Owner User

Zoned Industrial Use

3,111 SF Building

New Roof

Tilt Wall Construction

Price: \$979,965 (\$315/PSF)

For Information:

**Ted Ciaccia**

O: 561.620.2800 | M: 561.239.9634

ted@fitzgeraldgroup.com

**Nick Solimine , CCIM**

O: 561.620.2800 | M: 561.239.9633

nick@fitzgeraldgroup.com

**The Fitzgerald Group | Boca Raton**  
333 Camino Gardens Boulevard, Suite 201  
Boca Raton, FL 33432  
Www.fitzgeraldgroup.com



**THE FITZGERALD GROUP**  
COMMERCIAL REAL ESTATE

www.fitzgeraldgroup.com

# For Sale

3487 High Ridge Road  
Boynton Beach, FL 33426



## INDUSTRIAL OFFICE WAREHOUSE IN WEST PALM BEACH

### HIGHLIGHTS:

- Zoned Industrial Use
- 12 x 14 Grade Level Over
- 100% Air Conditioned - All New
- Presently Leased Until 12/31/2023
- Lease Rate is Well Below Market Rents
- 3 Phase 200 AMP Electric Service
- Minutes to I-95

For Information:

**Ted Ciaccia**

O: 561.620.2800 | M: 561.239.9634  
ted@fitzgeraldgroup.com

**Nick Solimine , CCIM**

O: 561.620.2800 | M: 561.239.9633  
nick@fitzgeraldgroup.com

**The Fitzgerald Group | Boca Raton**  
333 Camino Gardens Boulevard | Suite 201  
Boca Raton, FL 33432



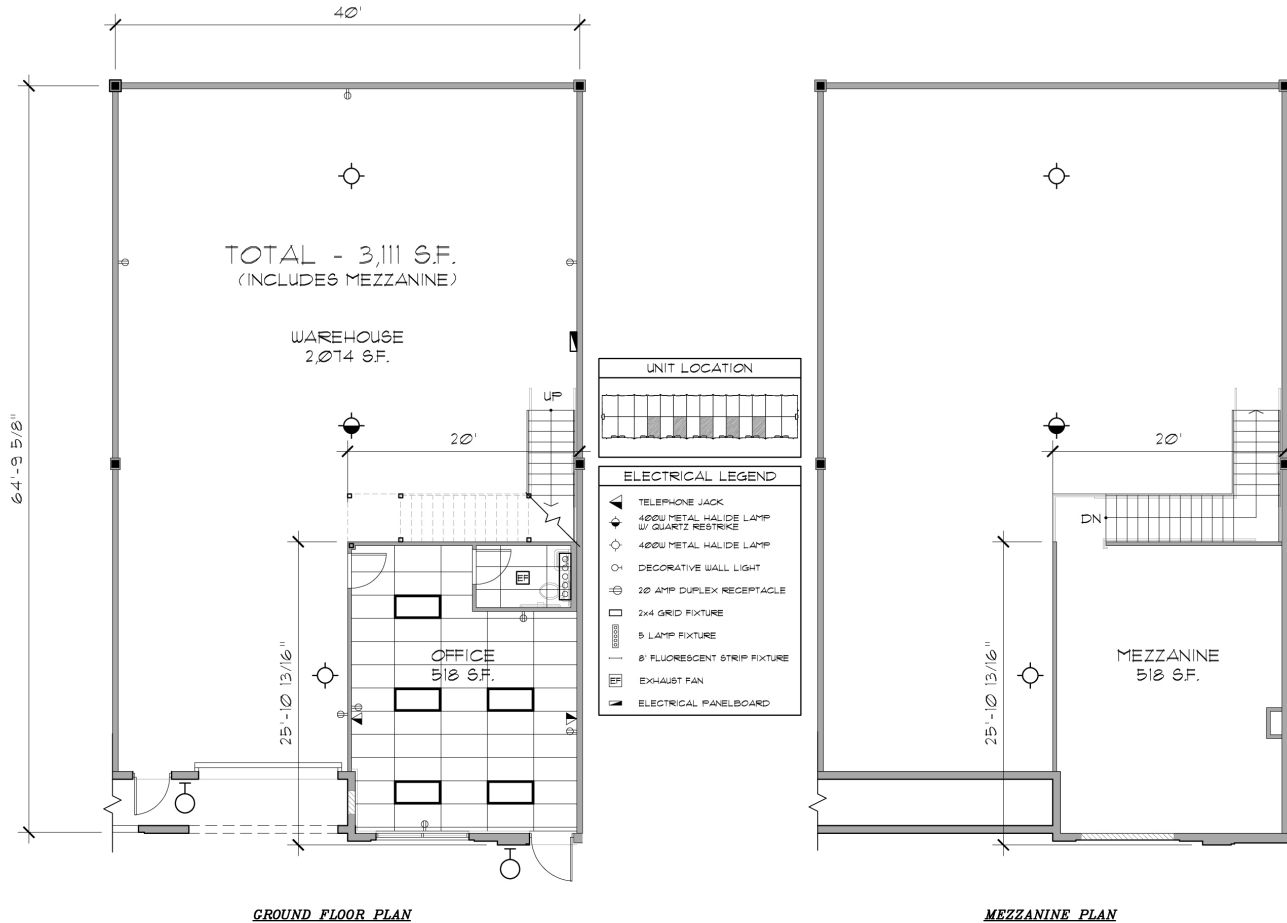
**THE FITZGERALD GROUP**  
COMMERCIAL REAL ESTATE

Any information herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, and withdrawal from market modification of mortgage commitment, terms and conditions or change in price without prior notice. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.

[www.fitzgeraldgroup.com](http://www.fitzgeraldgroup.com)

# For Sale

3487 High Ridge Road  
Boynton Beach, FL 33426



## FEATURES:

- 518 SF Office
- 518 SF Mezzanine
- 12 x 14 Grade Level Over
- 100% Air Conditioned (New)
- 3 Phase 200 AMP Electric Service
- Abundant Parking

For Information:

**Ted Ciaccia**

O: 561.620.2800 | M: 561.239.9634  
ted@fitzgeraldgroup.com

**Nick Solimine , CCIM**

O: 561.620.2800 | M: 561.239.9633  
nick@fitzgeraldgroup.com

**The Fitzgerald Group | Boca Raton**  
333 Camino Gardens Boulevard | Suite 201  
Boca Raton, FL 33432



**THE FITZGERALD GROUP**  
COMMERCIAL REAL ESTATE

Any information herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, and withdrawal from market modification of mortgage commitment, terms and conditions or change in price without prior notice. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.